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# A FUTURE FOR THE PAST

historic preservation  
in the lower pioneer valley

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in the lower pioneer valley

December 1974

Lower Pioneer Valley  
Regional Planning Commission  
26 Central Street  
West Springfield, Massachusetts  
01089

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The Hayden-Gere Brassworks, Williamsburg  
Drawing by Eric Adkins

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# **I**

## **INTRODUCTION**





## PURPOSE OF STUDY

One of the prime assets of the Lower Pioneer Valley is its architectural and historical heritage. The village center, the town green, the rural roadside "farmscape," and the dense urban district--all of these contain evidence of a rich accumulation of buildings and structures from earlier eras. Like much of New England, the physical contributions of the region's past form a significant part of its present-day identity.

However, much of this unique heritage is being whittled away, through the demolition, alteration, and neglect which so often accompany urban growth and "sprawl" and rural decay. It is the purpose of this report to point up the incredible legacy which still exists in this region and to propose ways in which it can be saved from such threats. Emphasis will be put on the importance of including historic preservation activities within the context of the local and regional comprehensive planning process.

This report is the culmination of a two-year historic preservation study conducted by the LPVRPC as one part of its continuing comprehensive planning program. It is based largely on an extensive inventory of the region's historic and architecturally significant assets, conducted by Commission staff with the assistance of the various local historical organizations and agencies of the region. The study area covered in this report is the Lower Pioneer Valley Regional Planning District, as shown in Map 1 on page 16.

## CONTENTS OF THIS REPORT

Chapter Two of the study begins with a discussion of the benefits that can be expected from historic preservation, both practically and philosophically speaking. Chapter Three then gives a picture of the changing nature of the preservation movement and the various areas of concern now considered relevant to this expanding field.

Chapter Four presents an historical sketch of the Lower Pioneer Valley and a guide to the various architectural styles and periods to be found here.

The Commission's inventory of the region--the criteria used, the depth and scope pursued--is discussed in Chapter Five. Chapter Six then presents separate discussions and maps of each community's assets, as found in the Commission's inventory, points out threats to them, and gives recommendations for future local action.

The final chapter of this report deals with local preservation planning, preservation techniques and methods, sources of financial and technical assistance, and estimating preservation costs.

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## **II**

# **PRESERVATION BENEFITS**



The most immediately obvious benefit from preserving the physical past is that our communities usually look better for it. The visual richness of buildings and structures from former eras add greatly to the appearance of our towns and cities, giving them a variety and vitality that does not often result from more recent construction.

The kind of deep esthetic satisfaction that comes from saving the natural environment also occurs when we preserve the man-made environment, whether it is individual landmarks, blocks from our towns and cities, or entire urban districts. The beauty inherent in these buildings and districts, as well as the special character that often comes from a mix of old and new, cannot easily be reproduced once they are gone. They are an important factor in determining the quality of the overall environment and the style of our lives.

Another benefit from historic preservation, also emanating directly from visual experience, is the sense of permanence and continuity that landmark buildings and areas help foster. In an age when the "future shock" of ever-increasing change is an inescapable part of life, the authentic presence of the past helps show the foundations from which we grew, thereby orienting the present and giving it identity, and helping communities avoid the trend toward sameness that is transforming this country. To quote a character from The Grapes of Wrath by Steinbeck: "How do we know it's us without our past?"

The educational value of historic preservation is also significant. By preserving the structures of the past, one can retain the physical evidence of the lives of persons important to history, as well as events and historical trends and movements. At the same time practically all buildings are illustrative of architectural history, whether they be especially noteworthy specimens or the more common "vernacular" architecture. Certain



structures, such as mill buildings, dams, and canals, provide evidence of industrial development, which in New England has played such an important role in our history. In addition, the preservation of basic elements of urban form, including among others squares, parks, boulevards and parkways, and planned districts and villages, provide living examples of the development and achievements of town and city planning.

The economic benefits of historic preservation can be considerable. The advantage of increased tourism for a city or area has most often been cited as an example of this, and is the chief economic base of certain notable cities and areas in this country. While, realistically speaking, the Lower Pioneer Valley may not have an equally great potential for harvest of tourist dollars, nor would many area residents want their towns and cities to become such attractions, it is highly likely that extensive preservation activity throughout the region would make it significantly more attractive to visitors than at present.

When an historic preservation program is successful in restoring an area or district, and attracting residents and commercial uses, the town or city it is located in usually benefits from the increased property values and related tax returns. This process has occurred in numerous locales throughout the country--Beacon Hill in Boston, German Village in Columbus, and Charleston, South Carolina, to name a few--and the number of such successful districts has increased greatly in the last few years. In recent years the reuse of old commercial and industrial buildings for modern-day commercial uses has become increasingly popular; one of the many examples of this is San Francisco's Ghirardelli Square, formerly a collection of run-down buildings housing a chocolate factory and today a successful complex of shops, restaurants, and services. Such projects not only increase tax dollars, but can add significantly to the local employment base.

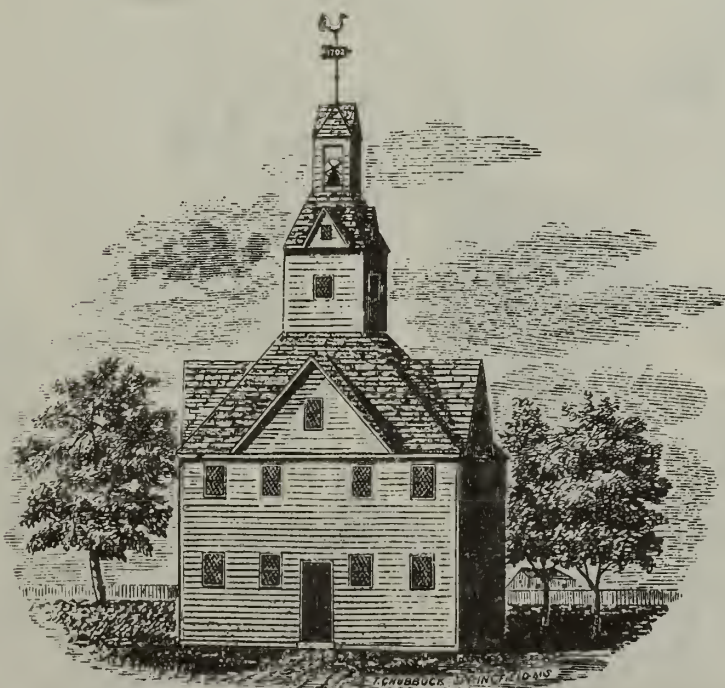
The philosophy behind restoration--that older buildings can be adapted successfully for continued use in the present-day world--is of basic importance to the general goal of community-wide renewal. The rehabilitation of decayed neighborhoods, and the conservation of declining ones, is often cheaper than the kind of erase-and-rebuild renewal that has prevailed in the past. As one preservation guide so aptly states: "Utilized as a dynamic, progressive force to revitalize urban areas and to protect town and rural settings, historic preservation has . . . frequently proven to be

the most economical solution, not only financially but also in terms of the conservation of resources. In questioning the theory of abandonment many Americans have realized that the destruction of buildings and neighborhoods which still have a useful function to serve is an extravagance that this country can no longer afford in physical or human terms."\*

This rehabilitation and conservation can yield valuable social benefits--in terms of providing an increased and improved housing supply, for example--as well as the more strictly environmental and esthetic benefits.

A less tangible, but still important, advantage of historic preservation is the pride its successes can instill in the residents of a com-

munity or region. At a time when so much of our urban and suburban environment has come to be seen only in the most negative of terms, preserved or restored landmarks and areas stand out in a positive light and are pointed to with considerable pride. As one noted preservationist has put it: "An interesting statistic would be to total up the number of hosts who show their guests local urban renewal districts and the num-



*The first meeting house in West Springfield,  
(built 1702).*

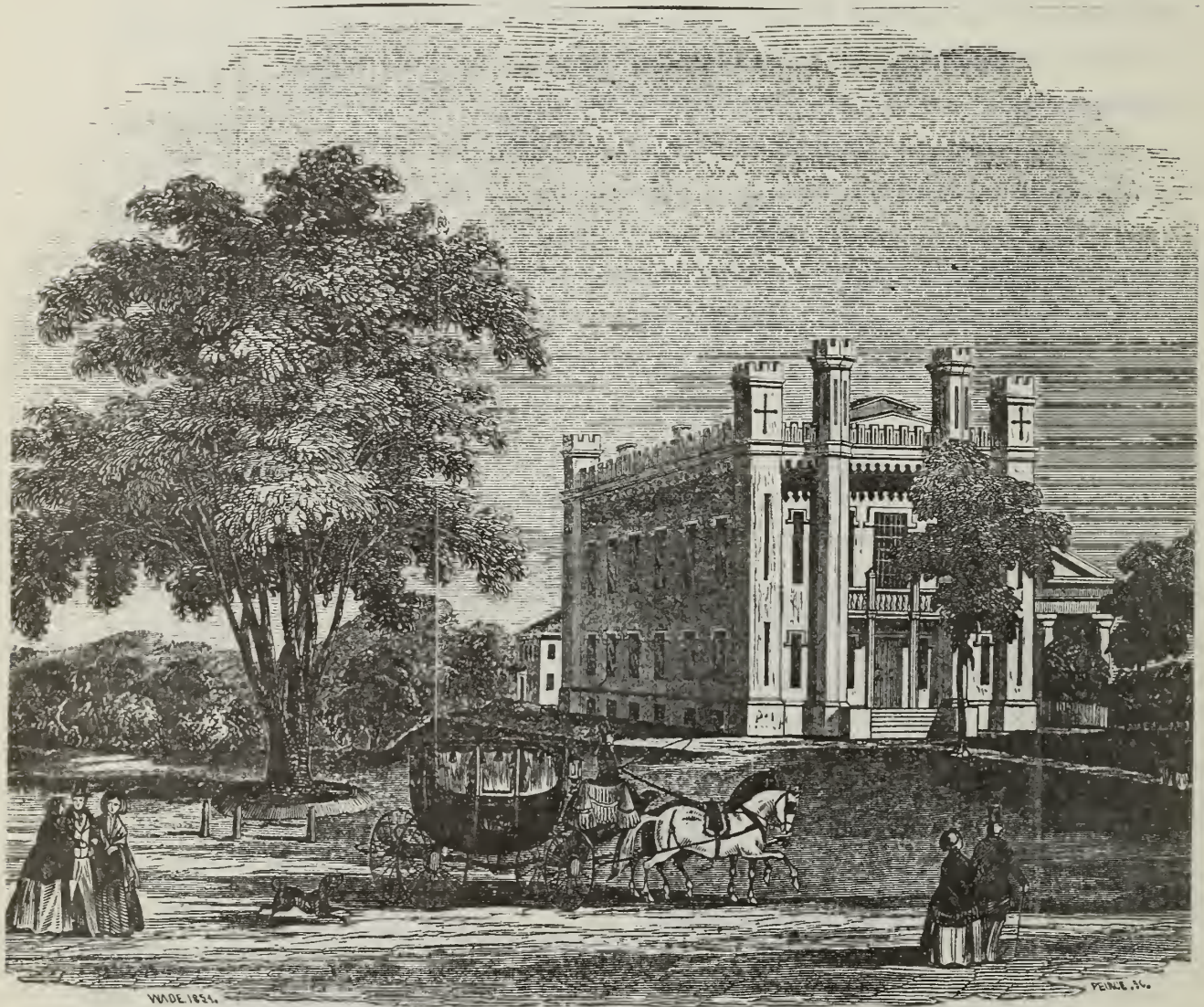
ber that show them historic neighborhoods."\*\* This pride is most meaningful when it is expressed by the original residents of renewed neighborhoods who have actually participated in the restoration and benefit from it, rather than moving elsewhere. In a very real sense, preservation renews the spirit as well as the landscape.

\* New York State Board for Historic Preservation, Historic Resources Survey Manual, Albany, 1972, p. 3

\*\* Ziegler, Arthur P., Jr., Historic Preservation in Inner City Areas: A Manual of Practice, Pittsburgh: The Allegheny Press, 1971, p. 8



So preservation pays, both practically and philosophically speaking. All of these benefits can be realized in this region, as its communities awaken to their own resources and begin restoring and protecting them.



*Town Hall (erected 1851: William F. Pratt, architect), Northampton, c. 1854.*

**III**  
**EVOLUTION**  
**OF THE PRESERVATION MOVEMENT**





Historic preservation has changed. The field has evolved and expanded so greatly that basic concepts on what to save, how to save them, who should be involved, and for what purpose, have altered considerably over the years.

In former days, preservation was usually the concern of small private groups, and was limited largely to saving specific structures from destruction, often homes and churches dating from the earliest years of a community and associated with key figures or events in local, state, or national history. These buildings were often preserved as museums.

Gradually the scope of the preservation movement widened. People began recognizing that whole areas, as well as single structures, possessed architectural and historical significance that made them worth preserving. This idea received early impetus through the restoration of Colonial Williamsburg in the late 1920's, through private funds. Official recognition of area preservation came in 1931 when Charleston, South Carolina became the first government to establish historic district zoning; it was followed in 1936 by New Orleans with its Vieux Carré district.

The federal government registered its interest in 1933 by creating the Historic American Buildings Survey (HABS), which has since recorded detailed descriptions for thousands of important American landmarks.

Since the Second World War preservation activity has broadened in scope as well as building on earlier trends. Prompted by new state enabling legislation, many communities created historic districts, firmly establishing the premise that preservation is a public concern. The National Historic Preservation Act of 1966 confirmed the federal government's interest, by instituting the National Register of Historic Places, the Advisory Council on Historic Preservation, and a grants-in-aid program to the states. The Act gave preservation an important policy boost, and significant areas,

structures, and sites were given an important measure of protection from the adverse effects of federal undertakings.

The National Trust for Historic Preservation was created in 1949 as a non-governmental agency chartered by Congress. It has since grown into the principle national preservation organization, with nearly 70,000 current members, and has greatly expanded its role as a developer and promoter of preservation techniques and expertise and as an information clearinghouse. It has helped determine, and reflects, the changing nature of the preservation movement.

Given that the preservation of districts, rather than single structures, requires that uses other than museums be made of the many structures involved, the concept of "adaptive reuse" has become the predominant philosophy

of preservationists.

Historic buildings have come to be seen as part of the normal lifestream of the community, both socially and economically. The goal is now to keep them on the tax rolls in residential, commercial, industrial, and other uses. Sometimes they are used for the original purpose or a new version of that use, such as a restored single-family townhouse converted in-



*Old Pyncheon Mansion (built 1662; destroyed 1831), Main St., Springfield,*

to an apartment structure. Other buildings have been given entirely new uses--mills into craft centers, courthouses into libraries, dwellings into offices, railroad stations into restaurants, hotels into apartment buildings, schools and fire stations into community centers--without changing their exterior design. Finding economically viable uses for structures is usually the key to their continued existence.

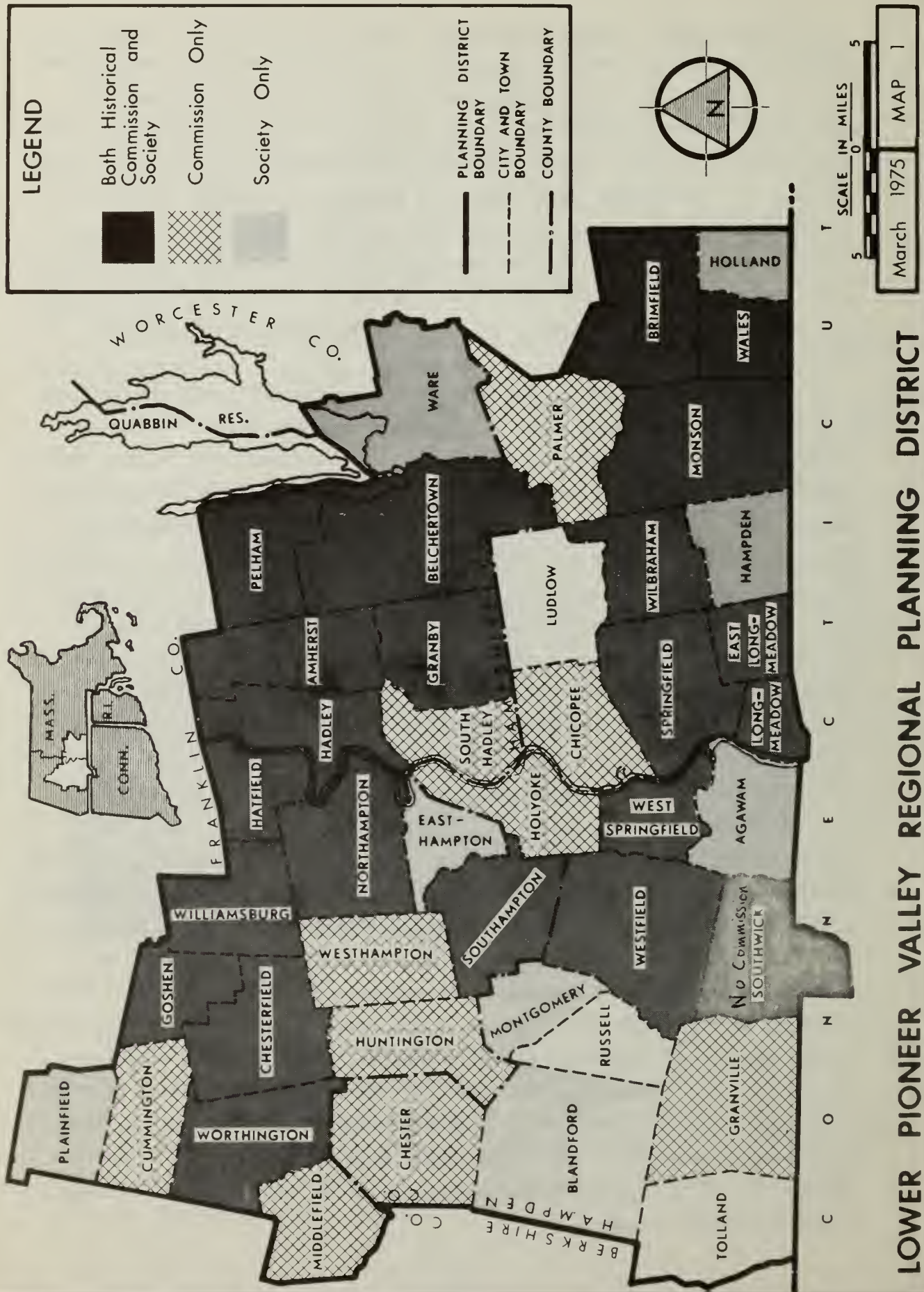


Another change in the preservation movement as it has grown is an expanded idea of what should be preserved. The former concept of saving only the earliest buildings in a community has given way to the feeling that significant structures from many eras are worth attention, including those from the 20th century. Preservationists now generally feel that any building that is a reasonably good example of its style or period, or has historical associations, deserves protection. In New England, and in the Lower Pioneer Valley region, the dominance of concern over so-called "colonial" and early 19th century structures and areas has evolved into regard for these and subsequent eras, including the Victorian period and the early 20th century.

Related to this need to include items from all eras has been the growing realization that many types of structures are important. No longer content to limit themselves to residential or religious architecture, preservationists now include commercial and industrial buildings, civil engineering works such as bridges and canals, and a host of other examples of the man-made environment as objects of preservation. Interest in industrial and engineering works has seen especially significant growth in the last few years; an entire field of "industrial archeology" has come into its own as an important part of the overall preservation movement. Also considered of value now is vernacular architecture, those "common" structures, usually reflective of local design and construction methods, that are not of the most highly developed or sophisticated design but which may be just as representative, and sometimes more typical, of their particular period.

The elements of urban design have also begun receiving their due of late. Contributions made over the years to the structure of our cities and towns--open spaces, street patterns and transportation systems, and elements of landscape architecture--are now seen as fitting subjects for preservation and restoration, and are indeed often in as bad or worse condition than many of our historical buildings. The concern for reviving these elements is based on the realization that it is the setting, both man-made and natural, of our historical and architectural resources, along with the structures themselves, that determines the character and thus the livability of urban, suburban, and rural environments. This setting is a diverse thing, varying from rural landscapes to the newer urban buildings that form a frame or matrix for the old, and its destruction can be as harmful as destruction of the architecture itself.





In this vein, the historic preservation movement has come, in its most recent development, to be seen as one part of the overall environmental movement that has grown so dramatically in the last few years. The very comprehensive and systematic way of thinking that is at the heart of the environmentalist point of view is forcing the ever-widening outlook that has been the trend in preservation. At the same time and as a result, preservationists have begun recognizing and using the tools of city and regional planning, land use management, and urban design, which are the traditional areas of concern of planning agencies and which have themselves become part of the environmental movement. The future development of historic preservation will depend to a very great degree on its continued integration into the planning and environmental fields.

As preservation has grown, so has its organization on the local level. The traditional historical societies have turned their attention to the newer concepts and techniques discussed above. Their membership has broadened to be more truly representative of the entire community, as the contributions of various ethnic groups to local history are emphasized and as people of all age groups begin participating. When faced with threats to local landmarks, such groups are now less willing to sit tight and let destruction take its course; they are likely to publicize the crisis in their attempt to save the structure.

Paralleling the growth of preservation activity by the federal and state governments, historic preservation has come to be widely accepted as a legitimate and necessary function of local government. In states such as Massachusetts which have proper enabling legislation, the establishment of historical commissions has increased dramatically. In the Lower Pioneer Valley region in particular, it has reached the point where the majority of the cities and towns have such commissions, many of them established within the last year. (See Map 1 for historical commissions and societies in LPV region). These commissions are charged with the responsibility of producing inventories of local historical and architectural assets, and with planning for their preservation in conjunction with other local agencies, such as planning boards and conservation commissions, and with historical societies.

This expansion of local preservation activity, both private and public, is a reflection of the change of the overall movement from a rarified narrow field to an important part, philosophically and organizationally, of a



larger concern with the environment. Local historical societies and commissions are in reality environmental groups with a particular emphasis, working closely with the other groups interested in environmental protection.



*Riverview, residence of O. H. Greenleaf (built 1873), Maple St., Springfield,  
c. 1879.*

**IV**

**THE LOWER PIONEER VALLEY :  
ITS HISTORICAL AND  
ARCHITECTURAL DEVELOPMENT**





To provide some background to the quest for preservation, this chapter sketches the history of the settlement and development of the Lower Pioneer Valley, and the architecture it has produced.

Rather than present separate discussions of regional history and architecture, it was felt that combining the two in one chapter would give a more realistic picture of the overall evolution of the region. In order to give at the same time a readily accessible guide to the various architectural styles to be found in the study area, their descriptions are differentiated from the historical descriptions which are in italics. Photographs used to illustrate the styles are drawn from this region.

One point should be kept in mind. Regions chosen for planning purposes do not necessarily coincide with those unified by human or architectural history. Such is the case with the Lower Pioneer Valley, which is but one part of a larger historical region, the Connecticut River Valley and its tributary valleys. The story of the settlement and architectural development of this planning region, then, should be seen in this larger context, even though the historical and architectural unity of the larger geographical context becomes itself less significant as one approaches the mid-nineteenth century.

It should be also noted that the dates given in this chapter for periods and styles are of course approximate only. Survival of architectural styles and forms into subsequent periods is fairly common, especially through the early 19th century, and as one goes from the central more urbanized portions of the region to the remote rural areas.

## EARLY COLONIAL PERIOD (1636 - c.1750)

*Prior to the first settlements in the Lower Pioneer Valley, various groups from the Massachusetts Bay and Plymouth colonies, and the Dutch, had established settlements along the lower reaches of the Connecticut River. In 1636, William Pynchon and a band of people from Roxbury settled at Agawam briefly before moving across the river to establish Springfield. Various reasons have been given for this migration from the east, among them the crowded condition of the Massachusetts Bay towns and the need for more land, but one fairly certain reason was the desire to break away from the theocratic government which ruled the colony.*

*The Massachusetts boundary of the time was a little to the south of its present location and included Suffield and Enfield, as well as Springfield. By the middle of the century the fertile lands to the north attracted settlers, with Northampton being settled in 1654 and Hadley in 1659. Before the end of the century settlements had appeared at Hatfield, Westfield, and West Springfield.*

*Most of these towns were badly damaged, if not completely destroyed, in the Indian wars at the turn of the century. None of them has a seventeenth century structure preserved intact.*

The earliest dwellings in the region as elsewhere in New England were likely rough huts and dugouts excavated from the side of a hill with one end above the ground. This exposed wall was usually made of rough boards, small logs, or branches set vertically and the roof was thatched. For most of the colonists these cellars must have served as temporary shelters until more substantial houses could be built. Bricks, later to be manufactured in quantity, were not available at first.

Domestic architecture during the colonial period took on a number of forms. Many of the first houses were probably of the one-room end-chimney plan with all of the functions of family life centering in the one room. No example of this type survives anywhere in the Lower Pioneer Valley, most likely because the large families characteristic of the colonial period made necessary the early addition of a second room on the other side of the chimney. When it was possible, the two-room plan was built all at once.

A form appearing somewhat later is the two and one-half story, two-

room deep plan with gable roof. The chimney is at or near the center of the house, allowing a fireplace in each of the first-floor rooms. Stairs to the second floor were often set against the chimney in the small front entry hall. Windows were small, sometimes few in number, and set fairly high. This form became common throughout the region and variations on it persisted until late in the 18th century. A number of examples of this type can be found in the region, including the house on Silver Street in Granville shown in Figure 1.



*Figure 1: Early Colonial central-chimney house on Silver Street, Granville*

A third type was created by adding a lean-to to the rear of the type just described. The added space was often used as a kitchen, with a pantry and sometimes a downstairs bedroom also included. This addition gave us one of the more distinctive colonial forms, the so-called "saltbox." There were many variations of the "saltbox," including a second addition to the lean-to, and later the rear lean-to was built as part of the original house. An example of the "saltbox" is the Samuel Kingsley House (1768) on Route 66 in Westhampton (Figure 2).

A fourth type is the one and one-half story, two-room deep plan, nostalgically and perhaps incorrectly referred to as the "Cape Cod." This cottage style appears throughout New England, and although it seems to have





*Figure 2: Early Colonial "saltbox" Samuel Kingsley House, Route 66, Westhampton*

originated in the late 17th or early 18th century, houses of this general shape persisted even into the early 19th century. The plan consists of a central chimney with a room on either side and sometimes a long narrow room to the rear. There are many houses of this general plan in the Lower Pioneer Valley, one example being the Laughing Brook House (1742) on East Main Street in Hampden (Figure 3).

The center-hall plan is a fifth colonial domestic type, one which appeared toward the end of this period and which acted as a transition from the early colonial to the Georgian colonial period. A central hall extends from the front door to the rear of the house and is flanked by a pair of rooms on either side. The single massive central chimney has been replaced by a pair of chimneys, one for each side of the house. An ell containing the kitchen was often appended at the rear. This plan, which continued in use through the Georgian period, is well illustrated by a house on Klaus Anderson Road in Southwick (Figure 4).

The gambrel-roofed house is another colonial domestic type. Although gambrel roofs appeared in New England in the 17th century, they did not become very common until the middle of the 18th century. The style appeared





*Figure 3: Early Colonial "Cape Cod", Laughing Brook House, East Main Street, Hampden*



*Figure 4: Early Colonial center-hall double-chimney house, Klaus Anderson Road, Southwick*

on both two and one-half story and one and one-half story houses, although the latter form appeared earlier and was more prevalent in this region. A number of these still exist, including the Noble House on North West Street in Agawam (Figure 5).



*Figure 5: Early Colonial gambrel house,  
North West Street, Agawam*

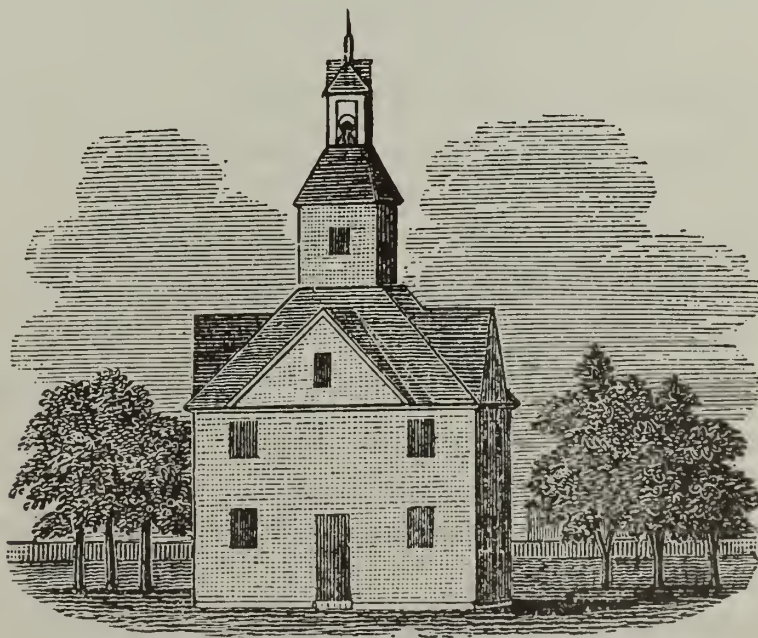
Many variations of these basic styles exist in this region. No two houses are exactly alike, each one having its own peculiar character resulting from the conditions of location and individual craftsmanship. Such distinctions have often increased through the additions and changes that have occurred down through the years. The existence of these alterations is in itself a prime characteristic of the development of New England architecture.

Town planning also developed characteristic forms. Most of the towns founded in the Connecticut Valley in the 17th century had as their central feature a long wide street with homelots on either side. These streets were sometimes about three hundred feet wide and had grass in the center. The mile-long street at Hadley, still basically in its original form, was particularly beautiful because the river could be seen at both ends of the street. The usual practice was to grant each settler a homelot and a share in the common lands.

In the midst of the wide main street was usually placed the first meetinghouse and later often the first schoolhouse. In time of danger the colonists sometimes fortified the meetinghouse and sometimes the whole central settlement.

In the seventeenth century town and church were virtually one organization. For many years it was the town which voted to build or repair the meetinghouse. Both political and religious meetings were held there.

Three of the earliest meetinghouses whose records are preserved were evidently oblong in shape with gable roofs. A new plan came into vogue in 1661 with the building of the one in Northampton, a squarish building with a pyramidal or hip roof. This plan continued for the rest of the 17th century. The meetinghouse in West Springfield was of this style (Figure 6). Soon after this, there was a reversion to the oblong plan.



*Figure 6: First meetinghouse,  
West Springfield (built 1702)*

Other structures in the towns of this period included the grist mill, usually the first industry to appear in the town, and the inn, which was generally considered essential.



## GEORGIAN COLONIAL PERIOD (c.1720-c.1790)

*As the 18th century began, population was increasing and new territories were being opened up at a rapid rate. New towns were now being founded for economic and political reasons, in contrast to the religious motivation behind those of the earlier century. Wealthy landowners appeared, such as Colonel John Stoddard of Northampton, and men turned to business and law in addition to the church.*

*Agriculture continued to be the mainstay of the economy. Other sources of income included the trade in tobacco, lumber, cattle, and furs carried on by many merchants.*

The difference between colonial and Georgian architecture in New England has been aptly called "the difference between folk art and classical design."\* Spanning the greater part of the century and merging with the Federal style which followed, the Georgian style stressed symmetry and the use of classical detail, concepts derived from the Italian Renaissance. Classical detail was sprinkled thinly and sometimes casually over the surface of Georgian houses.

In the transition from colonial to Georgian, the basic form of the later colonial houses persisted. Thus, although the houses became larger, the windows bigger, and the facades more impressive, the basic designs and floor plans are recognizable as developments from earlier prototypes.\*\* In addition, not all of the houses show an awareness of the fashion in classical details. Many farmhouses and others of the simple vernacular style, similar in design to Early Colonial dwellings, were built throughout the century.

Early Georgian houses were often of the central-chimney or center-hall variety, but distinguished by a larger and ornate doorway, where most of the decorative detail of the house was concentrated. The nine-window facade

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\* Williams, Henry L. and Ottalie K., A Guide to Old American Houses, 1700-1900, New York, 1962, p. 67

\*\* Many earlier colonial-period houses were adapted to the new style through the addition of simple decorative details, such as new doors, window cornices, and cornices. This practice, plus the persistence of earlier floor plans, makes it sometimes difficult to differentiate between updated colonial and true early Georgian houses.



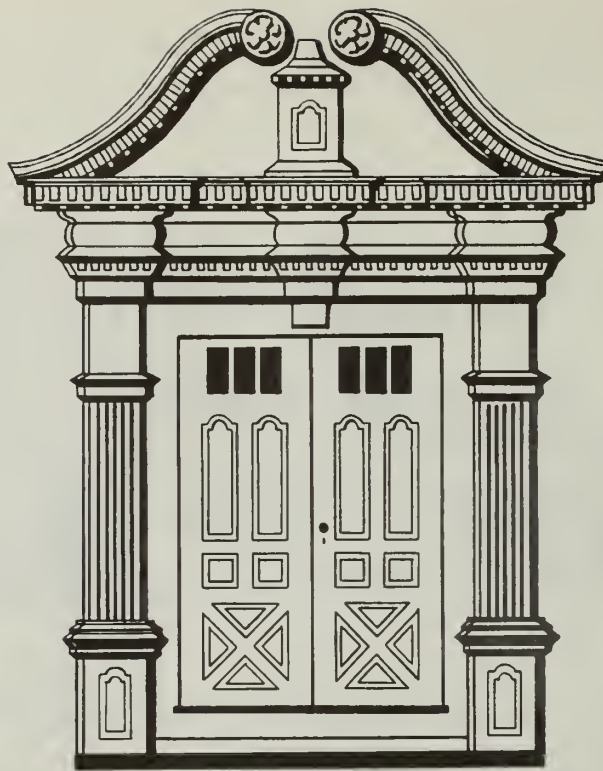
became the rule for most 18th century houses. A good example from this period is the Reverend Aaron Bascom House (1769) on Chester Hill Road in Chester (Figure 7).



*Figure 7: Early Georgian Colonial Reverend Aaron Bascom House, Chester Hill Road, Chester*

The first change in the treatment of the doorway had been the addition of simple mouldings to the casing and of transom lights over the door. Then classical influence filtering into the region soon brought the pilaster to replace the plain or simply moulded door casing. In the Simon Colton House (1735) in Longmeadow, the pilasters are surmounted by a triangular pediment, an occasional 18th century occurrence in the Connecticut Valley. The type of ornamental doorway most intimately associated with the Connecticut Valley is framed with pilasters and crowned by a scroll or gooseneck pediment whose cornice members follow a reverse curve ending in carved rosettes (Figure 8). The most notable example in the region is the Porter House (1713) in Hadley, whose doorway is dated circa 1757.

The Late Georgian house was more imposing, but the entrance continued to dominate the facade. Semi-circular fanlights over the door became popular, as did the placing of a Palladian window in the second story above the doorway. In some cases, the doorway along with the second-story window were treated as a decorative unit, created by the use of pilasters or other devices. Additional detailing appeared on the houses of the period, including quoined corners, dentillation, and ornate window cornices. Gambrel roofs appeared on two and one-half story residences, as did hip roofs toward the end of the period. The Alexander Field House (1794) on Longmeadow Street



*Figure 8: Connecticut Valley  
type Georgian doorway*



*Figure 9: Late Georgian Colonial  
Alexander Field House  
Longmeadow Street, Longmeadow*

in Longmeadow is a fine illustration of the style (Figure 9) although many other different and unique expressions of Late Georgian architecture can be found in this region.

Meetinghouses followed a course of architectural evolution similar to that of dwellings. The meetinghouses of the early part of the 18th century had generally assumed a rectangular shape, but often without towers or steeples, which gave them the appearance of large houses. The meetinghouse at Pelham, built in 1743, illustrates this style quite well. The decline in the influence of Puritanism, and the spread of the Georgian style, combined to produce by the end of the century churches of greater decorative detail whose chief design element was the tower. The true flowering of church architecture in this region, however, did not come until the early 19th century.

Town plans expanded during this period, usually through the addition of a second street parallel to the first. In Hadley the street was called Back Street (now Middle Street) and in Springfield a road was laid out on a nearby ridge which became Chestnut Street.

Public buildings other than the meetinghouse were small and few in number before the Revolution. Northampton in 1737-1738 built a combination town and courthouse, sharing the expense with the county. Schools were built in most towns in this century. The West Springfield school (c.1740) stood on the common east of the old meetinghouse.

Commercial buildings became more numerous, and included small artisans' shops and stores selling dry goods. Inns continued to be prominent in town life. Basically like the house architecturally, the inn had special features such as the bar and taproom and the ballroom. Several survive in the region, including the Ben Smith Tavern in Hadley (1774), which retains its spring-floor ballroom.

## FEDERAL PERIOD (c.1790-c.1825)

*After the Revolution prosperity was delayed by the inability of the country to afford importing European goods on a large scale, and by restriction on the revival of West Indies trade, upon which the Connecticut Valley had relied heavily. Establishment of the national government improved*



*the situation, and the reopening of the West Indies to trade stimulated business. Transportation on the Connecticut River was improved through the building of canals around the falls at South Hadley (1795 , held to be the first such canal in the country) and also at Enfield, Connecticut, in 1829. Trade in the valley was damaged, however, by the Embargo Act of 1807 and the War of 1812, and this type of commerce never recovered completely.*

The Federal style in architecture began as a further refinement of the Georgian, in which the detailing became lighter although still classical. In many cases the overall form of houses remained in the Georgian tradition, with a shift to a more delicate scale and slender proportions in doorways, mouldings, and other features. The doorway fanlight became larger and extended over sidelights, and the use of fanlights and fan designs in wood elsewhere on the facade became popular. Window detailing and cornice trim became more delicate. The use of the hip roof became more common, sometimes with a flat deck and balustrade, and the pitch of the roof became lower. Dormer windows also became more prevalent. Buildings built of brick grew popular. The interior, while often retaining the central hall plan, became more functionally arranged and refined in its detailing, making use of such elements as curved walls, alcoves, and rounded corners. The hip-roofed, center entrance, nine-window facade type of house became common, and the house with its gable end facing the street and with an off-center entrance made its appearance toward the end of the Federal period. This latter form acted as a transition to the Greek Revival style.

The Starkweather House (1822) on Route 143 in the center of Chesterfield is one particularly good illustration of the Federal style in this region (Figure 10), as is the Wright House on College Street in South Hadley (Figure 11). The persistence of the traditional Georgian house into this period should also be noted, as well as the fact that many simple vernacular nine-window facade dwellings with gable roofs continued to be built well into the 19th century.

The Georgian tradition was as tenacious in the design of churches and public buildings as it was with houses. Two designer-builders or architects of such structures were prominent in the region in the half-century following the Revolution: Asher Benjamin and Isaac Damon. Although a number of his executed works appeared in this region, including the Squire Bowdoin House





*Figure 10: Federal style Starkweather House,  
Route 143, Chesterfield*



*Figure 11: Federal style Wright House,  
College Street, South Hadley*

in South Hadley Falls, it was the designs in the books that Benjamin published which were more influential; the earliest was the Country Builder's Assistant published in 1797 in Deerfield.

Damon designed several fine meetinghouses in Northampton, Springfield, Blandford, and other towns. The First Church of Christ (1818-1819) in Springfield is perhaps his best existing church design. Also active at the time was Elias Carter, to whom several fine structures in the eastern part of the region are attributed.

## GREEK REVIVAL PERIOD (c.1825-c.1850)

*Although to a large extent the region remained agricultural as the second quarter of the century began, the potential of the many rivers and streams as power sources began to attract interest. Early post-Revolutionary attempts at manufacturing, chiefly textile mills, had been small and mostly short-lived. But with the final eclipse of the sea trade around 1830, many merchants diverted at least part of their capital to small manufacturing projects. The scarcity of goods provided a ready market and better methods of manufacture were being developed. Industry, once it was firmly established, expanded rapidly, and by the Civil War produced leading centers of textile, paper, and other production, including planned industrial cities such as Holyoke. In addition, many small mill villages developed, also at water power sites, and containing not only the mills, but also housing, churches, and stores, most of which were built by the mill owners.*

The architectural style which dominated much of this period was the Greek Revival, which marked a more distinct break with previous styles than had ever occurred. Inspired by the identification of many in the early American republic with the democracy of ancient Greece and the contemporary Greek war for independence, and aided by a new knowledge of Greek antiquities, the new style came into prominence almost overnight and was employed on a wide variety of building types. As one architectural historian has put it, "never before in their history had the American people sought more deliberately a viable symbol of their cultural independence."\*

\* Pierson, William H., Jr., American Buildings and Their Architects: The Colonial and Neo-Classical Styles, New York: Doubleday, 1970, p. 418

Use of this style involved the application of the basic framework of the Greek temple--the pediment, entablature, and columns or pilasters--to houses and churches, and commercial, industrial, and public buildings. Although some houses were basically of colonial form with Greek Revival details added, the typical house of the period had its gable end facing the street with the entrance to one side of this end. The gable was pedimented, with a deep cornice and sometimes a small window, and the corners of the house had paneled or possibly fluted pilasters. The doorway was often side-lit and with a transom window above and was recessed and framed by pilasters and architrave. Houses in this basic style exist in great numbers in this region. The house pictured here on Mountain Road in Wilbraham is typical (Figure 12).

*Figure 12: Greek Revival style house, Mountain Road, Wilbraham*



Some houses followed the Greek temple form more completely by making use of porticoes with free-standing columns. These impressive dwellings add much to the townscapes where they occur. A particularly imposing and well-known one is the Hayden House located on Route 9 in Haydenville (Williamsburg), one of two adjacent homes of similar form and scale (Figure 13). On the other end of the spectrum, certain basically plain small dwellings, whose Greek detail is limited to the entrance, may also be considered part of the Greek Revival style; these are common in much of the region.

The dignity which this style gave to houses made it even more appropriate for public buildings and churches. The town hall in Hadley (1841), in the form of a Greek temple of fine proportions, is but one of many town halls in the Greek Revival style. Churches in the style are also numerous



in the region, gracing many a town center and outlying village.

The Greek Revival even permeated industrial architecture, although in a generally less obvious manner, and was applied in both the early mills and such adjunct structures as workers' housing. Numerous examples of the latter in Chicopee, Holyoke, and smaller communities illustrate this application of the style.



*Figure 13: Greek Revival style Hayden House, Route 9, Williamsburg*

## VICTORIAN PERIOD (c.1840 - c.1900)

By the middle of the 19th century a new economic pattern had emerged based upon the establishment of textile and paper mills throughout the region. Most of these industries were concentrated in Springfield, Chicopee, Holyoke, Easthampton, Northampton and Westfield, with paper mills operating in Amherst, South Hadley, Middlefield, Westhampton, Huntington and Russell.

Chicopee Falls was one of the first mill villages to be built in the region. The layout was typical of mill sites of the period with the mills and related industrial structures arranged along the river and canals, and the workers' housing occupying the adjacent land.

Holyoke was transformed at mid-century from a rural community into a textile center, as a result of completion of a dam across the Connecticut



River in 1848. Canals were laid out on three levels, and sites for mills and other buildings were provided. Textiles were the first industry to locate there, followed by paper mills.

By 1890, changes in the industrial growth pattern were indicative of future trends. Textile and paper production became less important while machinery manufacturing increased sharply.

The making of arms was also of great significance to the development of the region. From the early establishment of the Springfield Armory through the building of weapons factories elsewhere in the Connecticut Valley, this industry developed into a major sector of the regional economy and remained so into the current century.

The effect of industrialization during the Victorian era on land use was to create a greater compactness of development than had been known before. Residential areas were located as close as possible to the industrial and commercial core because of lack of rapid transportation. This led also to a vertical approach to housing, with three or more families housed in one dwelling. High density urban development had thus begun.

Other significant changes also took place. Immigration from Canada and Europe to the industrial towns greatly changed the composition of the population. Farm acreage was reduced in the region, reflecting changes from extensive to intensive cultivation and a change from an agrarian to an industrially oriented economy.

The Victorian period in architecture covers a wide variety of loosely related styles, much of it with origins in a number of different countries and eras. If one trait can be thought of as characteristic of this vast array of styles, it is exuberance and freedom of expression. From the Gothic Revival of the 1840's through the turn of the century, architecture exhibited a new freedom and originality both of exterior design and interior plan. Due to the spread of ready-made designs across the country and the general advancement in ease of communication and travel, regional differences became less marked. Towns in the Lower Pioneer Valley grew architecturally much closer to such major centers as New York and Boston, and the parade of styles which occurred in those cities was closely paralleled here.

The first style to appear in this period was the Gothic Revival, which

became popular toward the end of the Greek Revival period. Owing its origin to the romantic revival which had swept England, this style first appeared in the form of Gothic details applied to non-Gothic shaped buildings. An excellent example is the West Cummington Congregational Church (1839) with its pointed windows and Gothic-trimmed tower.

A later and more florid version is characterized by pointed windows, vertical board-and-batten siding instead of clapboarding, steeply pitched roofs, and decorative trim, most of which is designed to heighten the vertical effect; wooden houses of this type are often termed "carpenters' Gothic." Although never greatly popular in this region, the Gothic Revival did leave some good examples, including a small house on Route 57 in Granville Center and an especially charming house on Route 112 at Radiker Road in Worthington (Figure 14).



*Figure 14: Gothic Revival style house,  
Route 112, Worthington*

Italianate architecture became popular about the same time, again following the lead of England where the fashion had appeared during the 1820's. Although it had several variations, the style was distinguished by the use of heavy brackets holding up deep cornices. The use of deep porches, towers and cupolas, and a generally free massing of forms are also typical. The most elaborate and picturesque variant of the style is the so-called



"Italian Villa," distinguished by its tower and asymmetrical form. Perhaps the most noteworthy example in the Lower Pioneer Valley is the Mills-Stebbins Villa (1849) on Crescent Hill in Springfield, which has been considered one of the best 19th century houses in America (Figure 15).



*Figure 15: Italianate style Mills-Stebbins Villa, Crescent Hill, Springfield*

Italianate houses of symmetrical form with a tower in the center of the roof were also built, such as the Amherst Women's Club (c.1863) on Triangle Street, and similar houses without towers occurred. Generally all of the above were built of brick or stone, but simple bracketed houses of wood were common during and after the Italian Villa era, which lasted only to the time of the Civil War. The use of bracketing became a general feature of Victorian architecture, and appeared in connection with a number of non-Italianate designs.

The Romanesque Revival began in the mid-1840's and lasted into the 1860's. Used primarily for churches and public buildings, its primary feature is the use of rounded arches for all windows and at other points in the facade. Double round-arched windows joined by an additional round arch are typical as are corbel brackets under the eaves and elsewhere. The First Church at Church and Center Streets in Ludlow Center (1859) is a beautiful example of this style (Figure 16). Romanesque Revival churches

in Monson, Northampton, and Easthampton are also illustrative, as is Belcher-town's Old Town Hall (1865). The style was used in addition on commercial buildings, although generally in simpler fashion.



*Figure 16:  
Romanesque Revival style  
First Church,  
Center Street, Ludlow*

The first important style to appear after the Civil War was the Second Empire or Mansard style, which had a major impact on both domestic and non-domestic architecture. The hallmark of the style is the high mansard roof, containing a variety of dormer window forms and capped often with a decorative cresting. The style was named after the French Second Empire (1852-1870), during which the mansard roof was revived from an earlier era, and proved adaptable to all sizes and shapes of dwellings. Some were simply designed, while others ran the decorative gamut with moldings, brackets, quoins, ironwork, and colored glass. In larger buildings projecting pavilions were used, which heightened both the three-dimensional and vertical emphases of this style.

A good example of the Mansard style is the town house (1872) located



at the corner of Mattoon and Salem Streets in Springfield (Figure 17). A freestanding and more ornate house is located at 86 Main Street in Hatfield, while a wooden dwelling at 495 Main Street in Wilbraham shows the simpler expression of this style. The use of the mansard roof in Victorian architecture survived the heyday of the style itself to become one of the features of the eclecticism of subsequent years.



*Figure 17: Mansard style house,  
Mattoon Street, Springfield*

The Victorian Gothic style reached its zenith during the 1870's. Its origins were in continental European medieval buildings, in contrast to that of the earlier Gothic Revival, which was inspired almost exclusively by English sources. Its details are heavier than those of the earlier style, and its facades are more colorful due to the use of a wider variety of materials. In the Victorian Gothic the towers and roof lines are usually sharper and more pointed than in earlier Victorian styles. The Jonathan Graves house (1868) in Hatfield on Elm Street has the detailing and vertical accent so common in the style (Figure 18). The Loomis house (1873) on Maple Street in Springfield is an additional excellent example.

The American architect in the modern sense of the word was beginning to come into his own during the Victorian years. Perhaps the most innovative of these men was Henry Hobson Richardson, whose name has been given



*Figure 18: Victorian Gothic style  
Jonathan Graves House,  
Elm Street, Hatfield*

to a style he originated and which reached its greatest popularity after his death in 1886: the Richardsonian Romanesque. Like all Romanesque, this is a round-arched style, but the Richardsonian is distinguished by its use of rock-faced masonry, deep window openings and large simple forms, all of which give buildings in this style a sense of weight and massiveness. Also characteristic are rows of straight-topped windows, hipped roof dormers, and conical and pyramidal roofs on projecting bays and towers. The Clapp Memorial Library on South Main Street in Belchertown (1887) illustrates the Richardsonian Romanesque quite handsomely (Figure 19). Elements of the style can be seen in Springfield in two early buildings designed by Richardson himself, the North Congregational (now Grace Baptist) Church (1873) and the Hampden County Courthouse (1871), and in two Northampton landmarks, the Hampshire County Courthouse (1886) and the Forbes Library (1895).

The succession of styles continued unabated into the late years of the Victorian era, and included the High Victorian Italianate, Queen Anne, Chateausque, Shingle styles, among others. The period viewed as a whole became increasingly eclectic, with many structures employing elements from a number of styles.



*Figure 19: Richardsonian Romanesque style  
Clapp Memorial Library  
South Main Street, Belchertown*

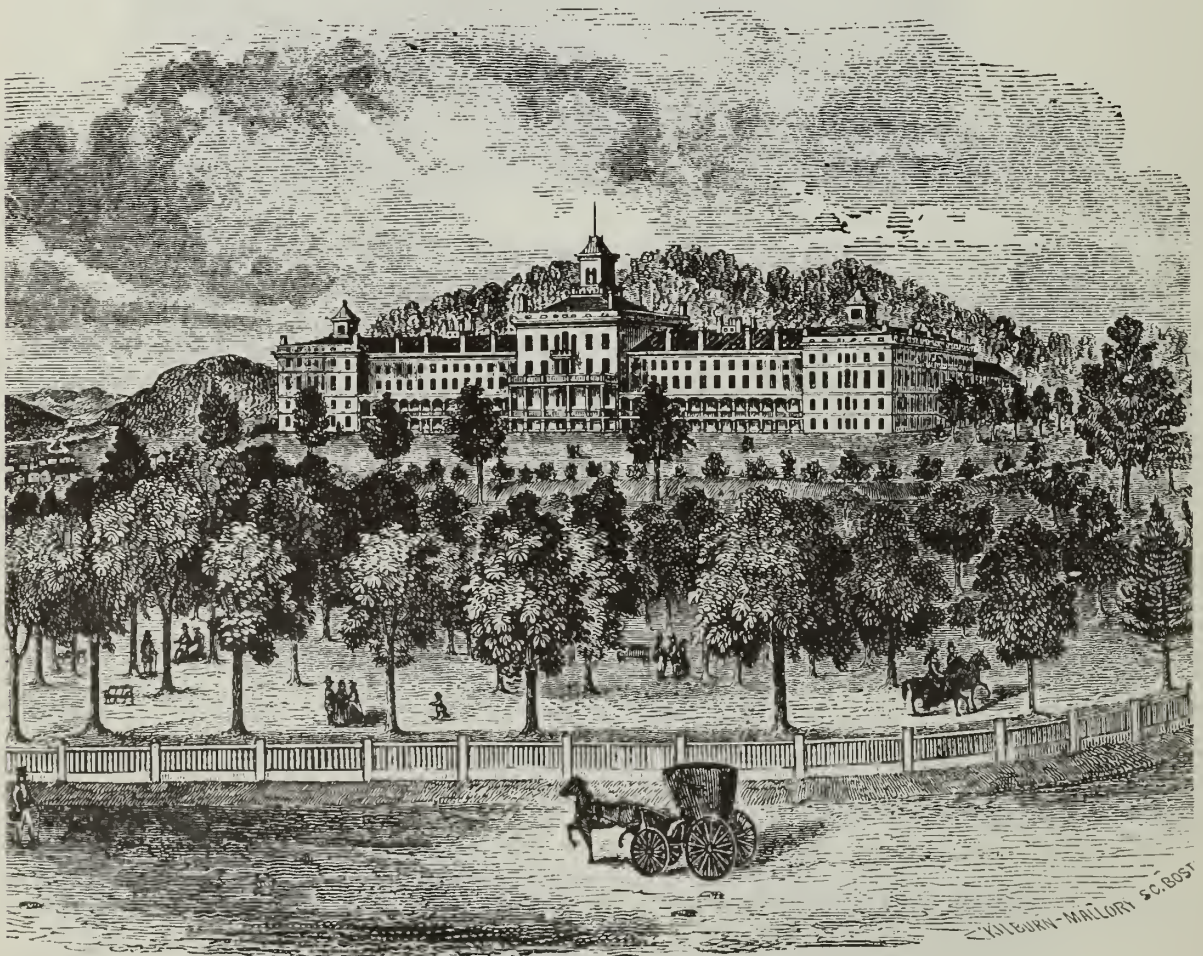
It is significant that the closing years of the period witnessed a revival of interest in the early architecture of our own country. Buildings in this style, the Georgian Revival, are usually symmetrical, their roofs are hipped, double-pitched, or of gambrel form, the hipped roof often topped with a deck with a surrounding balustrade, and they often have projecting bays or pavilions in the central part of the facade which are crowned with a pediment. Other typically Georgian Colonial decorative devices are used, such as the Palladian window. Dwellings and other buildings in this style are sprinkled throughout the region, including the house at 1885 Westfield Street in West Springfield shown in Figure 20.

*Figure 20: Georgian  
Revival style house  
Westfield Street  
West Springfield*





The Lower Pioneer Valley with its long and rich human and architectural history, can be thought of as a microcosm of New England and in a certain sense of the country as a whole. Given the buildings, structures, and areas remaining all around us which illustrate this story--and which greatly enrich our present-day environment--it would be tragic to continue throwing them away. Reading on will give a closer look at this heritage and show ways it can be saved.



*Round Hill Hotel, Northampton, c. 1874.*



V

**INVENTORY OF THE REGION**



The basis of this study is the inventory of the 43-municipality regional planning district. As is the case with virtually all preservation planning, it was necessary first to survey the study area (see Map 1, page 16) for its historically and architecturally significant buildings, structures, and areas. No preservation program, on any level, can get very far until a comprehensive inventory is made of the resources of the community, region, or state in question.

The regional inventory was conducted by the Commission staff on a municipality-by-municipality basis, and consisted to a large degree of survey by automobile of all driveable roads in a city or town. Prior to this, extensive secondary research into published materials was carried out, to give a firm basis and direction to the physical survey work. In addition, reliance was placed on the work of local historical commissions and societies, some of whom had completed their inventories or were still working on them at the time this study was begun. In certain cases, the job of physically inventorying a town or city was accomplished as a joint effort of local persons and Commission staff.

The inventory was extensive rather than intensive--that is, the attempt was made to include all structures and areas of possible architectural or historical significance, without researching or evaluating each item in great detail. This approach was taken because a very large geographical area had to be covered, including many communities which had never been surveyed, and thus sufficient time was not available for individual in-depth research and evaluation. Given that most of the communities were covered for the first time, it was felt that an inclusive, broad inventory would be the logical first step for a local preservation planning program, and would insure that as many potentially significant items would be included as possible.



This is not to imply, however, that only the location of survey items was recorded. For each inventory item, a form from the Massachusetts Historical Commission was filled out to the extent possible, and a photograph was taken. Thus, in addition to location, enough information has been gathered on date, style, physical description, ownership, etc., to be of value as a base for further research and for evaluating the effects on the structure of proposed plans and projects of governmental agencies and others. Furthermore, many of the forms received from locally-conducted surveys are virtually complete.

In general, the criterion used for the inventory was that a structure be a reasonably noteworthy example of an architectural style. In accordance with the principle that a wide chronological range should be consid-



*Hill's Mansion House Hotel, East Hampton, c. 1884.*

ered, as discussed in Chapter III, this included structures built during the Victorian period and sometimes beyond. Given the vast number of existing buildings of Victorian and post-Victorian vintage, however, it was necessary to limit the inventory for these periods to only the better architectural examples. The types of buildings

recorded were also inclusive and comprised residential, commercial, religious, governmental, and industrial structures. In general, those buildings having historical associations, in connection with persons or events, were already included on the basis of their architecture or age, but those of historical value only were added wherever possible after discussions with knowledgeable local persons. Such local coordination was also used to check the accuracy and completeness of the Commission's field surveying. In addition to structures, cemeteries of pre-Civil War vintage were also included wherever

possible, as were major monuments and archeological sites.

In addition to individual buildings, groups of buildings, such as often occur in town or village centers, were considered inventory items wherever they possessed architectural, townscape or historical value in their own right. Such groupings, which may contain single buildings that are not especially noteworthy, are usually significant for the relative unity of their architectural style or period, or for containing good architectural examples from a number of different styles or periods. At the same time, they usually possess advantageous environmental or urban design characteristics or settings, such as town greens or other open space or particular roadway configurations, which give them additional unity and value. Groupings may also have value for the aspects of history they represent, such as mill or factory complexes. Practically all of these areas are well suited for historic district treatment and have been so recommended in this report.

All buildings, structures, areas, cemeteries, and monuments finalized for inclusion in the regional inventory are shown on the individual municipal maps in the next chapter. Additional information on these items, including photographs, is on file in the LPVRPC office and is available for public use.



*Residence of J. F. Allyn, Holyoke, c. 1879.*





**VI**

**INVENTORY FINDINGS AND  
RECOMMENDATIONS**



In this chapter the results of the Commission's inventory are presented on a town-by-town basis. The assets found in each community, in terms of structures, other individual items, and groupings of items, are discussed, as are threats to their preservation or existence. Local preservation activity is noted.








Recommendations are then given for areas suitable for creation of historic districts, structures and areas which are good candidates for listing in the National Register, and other desirable local preservation and planning actions. *These actions should be seen as but one part of an overall local preservation program, the institution of which is recommended for all communities. See Chapter VII for a description of such a recommended program.*

## A NOTE ON THE MAPS

On the local maps (Maps 2-44) all items in the Commission's inventory are in black and all other information in blue. The current use for each item is shown using the following symbols:

- dwelling (also includes convents and nursing homes)
- commercial (also includes railroad stations, golf and country clubs, sportmen's clubs, hotels, and nursery schools)
- industrial
- ★ town or city hall
- ◆ other governmental (includes publicly-owned community centers, fire stations, courthouses, and jails)
- ▲ institutional (includes private clubs and associations, fraternities, community organizations, colleges and universities, house and other museums, historical society headquarters, private schools, and privately-owned community centers)



-  school (public and parochial, primary and secondary)
-  library
-  church
-  cemetery
-  church with cemetery
- X monument (includes markers)
- archeological site
-  historic district (adopted by town or city under Mass. G.L. Chapter 40C)
- \* National Register of Historic Places (individual buildings)
-  National Register district (where boundaries could be determined)

A number of structures contain mixed uses; these buildings are indicated by their predominant use. Abandoned structures are symbolized by their original or most recent use. The few items not covered by these categories are indicated specifically as they occur.

All inventory entries except for local and National Register districts are numbered on the maps for reference as necessary in the text. Although it would have been desirable to include a numbered listing of all items, providing a short identification for each, there was not enough time to research each item for such identification; this is especially true for the many rural buildings which do not even have street numbers. The inventory numbers, however, are referenced to information on file at the Commission office, consisting of Massachusetts Historical Commission forms and photographs, and additional miscellaneous information. These files are open to public use during office hours.

The base maps used in Maps 2 through 44 (other than the inset maps) were provided through the courtesy of the Massachusetts Department of Public Works. They are reproduced from the General Highway Maps County Series, dated 1966, prepared by the DPW Bureau of Transportation Planning and Development.



*Residence of Joseph Bowers (Ithiel Town, architect), Northampton, c. 1830.*



# Agawam

Agawam was the site of the first colonial settlement in the Lower Pioneer Valley and became the setting for a number of architecturally significant structures. The Commission's inventory identified more than 50 items, located chiefly in Feeding Hills to the west and along Main Street in the east. Many of these are 18th and early 19th century houses, plus the sprinkling of Greek Revival structures typical of New England towns.

The most architecturally outstanding structures are located within a short distance of each other on Main Street: the Captain Charles Leonard House (1805) at 663 Main (no. 31), on the National Register of Historic Places, the Lieutenant William Allen House (c.1795) at 726 Main (no. 33), and the Lieutenant Rufus Colton House (1805) at 740 Main (no. 34), all illustrative of the transition from the late Georgian to the Federal style. There are a number of simpler late 18th and early 19th century homes on this stretch of Main Street, including a "saltbox" (no. 44) and a few in the relatively rare brick. Other notable 18th century homes are located along North West and North Westfield Streets in Feeding Hills.

An excellent example of Victorian Italianate architecture now houses the Country Squire Furniture store on Main Street (no. 25). The Federal Hill Club on Cooper Street (no. 29) is the town's most highly developed Greek Revival structure, although alterations have diminished its effect.

The group of homes along and near Main Street (nos. 30-46) is suitable for historic district treatment as is the small cluster at Feeding Hills Center, including the Feeding Hills Congregational Church (nos. 14-20).

Other inventory items of note are the old parish boundary ditch (no. 23), Federal Hill Cemetery (no. 27), the town's oldest, and the former woolen mill on Elm Street (no. 35).

Other than the usual neglect and inappropriate alterations, the chief problem areas for preservation in Agawam are zoning and transportation. Commercial zoning at various locations along Main Street, and on South West Street, Westfield Street, and Route 57 in Feeding Hills, poses a threat to historic homes in or nearby these zones in a number of ways: demolition and replacement by, or poorly done adaptation for, more profitable commercial uses; neglect in anticipation of such conversion; and neglect due to adjacency of existing environmentally-abusive commercial uses. Road widenings and intersection improvements on Main Street and Route 57 are also potential threats to architectural and historical values.

Agawam does not yet have an historical commission, but the Agawam Historical Association has been fairly active, especially in inventorying, which was carried out in association with this Commission.

## Recommendations:

1. Create an Agawam Historical Commission.
2. Establish an historic district on Main Street, extending roughly from Rte. 57 on the north to just past the intersection of Adams Street on the south, including if possible Elm Street westward to the former mill (nos. 30-46).
3. Establish an historic district in Feeding Hills Center (nos. 14-20).
4. Apply for a National Register listing for the Allen House (no. 33) and the Colton House (no. 34), separately or as part of a Register district covering the Main Street area.



# Historic Preservation Inventory

## Town of Agawam



# Amherst

The rich and varied architectural heritage of Amherst has resulted from the many-faceted nature of its development. Over the years this community has been a rural colonial settlement, a college town, a 19th century industrial center, and a major educational center complete with a large university. These types of growth have resulted in the accumulation of a wide range of historic structures which give the town a unique form and feeling of considerable value to the region.

The Commission's survey of Amherst identified 168 items, spread over the town and concentrated in its urbanized center. The types of structures found are quite varied, and the periods represented range from the Early Colonial into the 20th century.

The earliest buildings include the Stockbridge House, now a faculty club at the University of Massachusetts (no. 30) and the Baggs Tavern at Main and South East Streets, built in 1758 and facing a small open space which was the first town common (no. 91); the Grist Mill Restaurant on West Street is of similar vintage (no. 138).

Other early Colonial houses are the Solomon Boltwood House (1745) at 243 Amity Road (no. 36), the Azariah Dickinson House (1785) at 207 Leverett Road (no. 17), and the Strong House at 67 Amity Street (1744), an impressive 2½-story gambrel, some of whose features may be later Georgian Colonial additions (no. 48). Two other gambrels, of very similar Georgian design, are situated near each other: the Simeon Clark House on South Pleasant Street (no. 136) and the Martin Kellogg House on Mill Lane (no. 139).

The Federal period is well represented in Amherst and includes more brick dwellings from that age than usually found in communities in this region. Late Federal design is illustrated beautifully by two churches at opposite ends of town, the North Amherst Congregational Church (no. 10) and the South Congregational Church (no. 163).

The buildings of Amherst College (nos. 103-114) are of prime importance to the townscape of Amherst, both for their individual Federal, Greek Revival, and Italianate designs and for their impressive grouping and siting. The "Old Row" of buildings (nos. 107-111) is one of the country's finest academic groupings.

Amherst's most historic Greek Revival house is the Emily Dickinson House at 280 Main Street, where the poet lived most of her life (no. 73). It is on the National Register of Historic Places and is also a National Historic Landmark. Of similar age is the house at 249 South Pleasant Street, where the novelist Helen Hunt Jackson lived (no. 120).

Italianate architecture is more than given its due by the spirited and well-sited Hills House at 35 Triangle Street now owned by the Amherst Women's Club (no. 74); the dwelling nearby at 576 Main is another good illustration of the style (no. 77). The Amherst Town Hall at Main and Boltwood Streets (no. 60) is one of many important later Victorian structures.

Amherst is well favored with groupings of historic buildings, including a number of adjacent ones in the town center--the Amity Street area (nos. 32-49), the East Main Street area (nos. 55-59, 70-94, 96) including the East Street Common, the grouping around the main common (nos. 60-69, 103-105), Amherst College (nos. 103-114), and South Pleasant Street (nos. 115-123). The two historic villages at North Amherst (nos. 7-16) and South Amherst

(nos. 160-166) are also important. All of these areas deserve protection via historic districting or other means.

Because Amherst has grown so rapidly in recent years, it has been faced with trying to control the excesses associated with such growth. Fortunately for the town's historic environment, rational land use planning is being pursued to channel the town's expansion into discrete areas and to uphold its quality. Such plans are being implemented in part by the sophisticated zoning by-law and by the implementation of an open space acquisition plan, both of which will help preserve and enhance the all-important setting of the historic buildings and areas. This planning should be supported by the Amherst Historical Commission, and related closely to its own planning and its use of preservation techniques such as historic districting.

The demands for larger-scale highway and street facilities, which also confront growing communities, should not lead to the destruction or degradation of Amherst's man-made legacy. Highway widening and relocations and intersection improvements must be designed with extreme care.

Amherst has an historical commission, appointed in 1973, and an historical society.

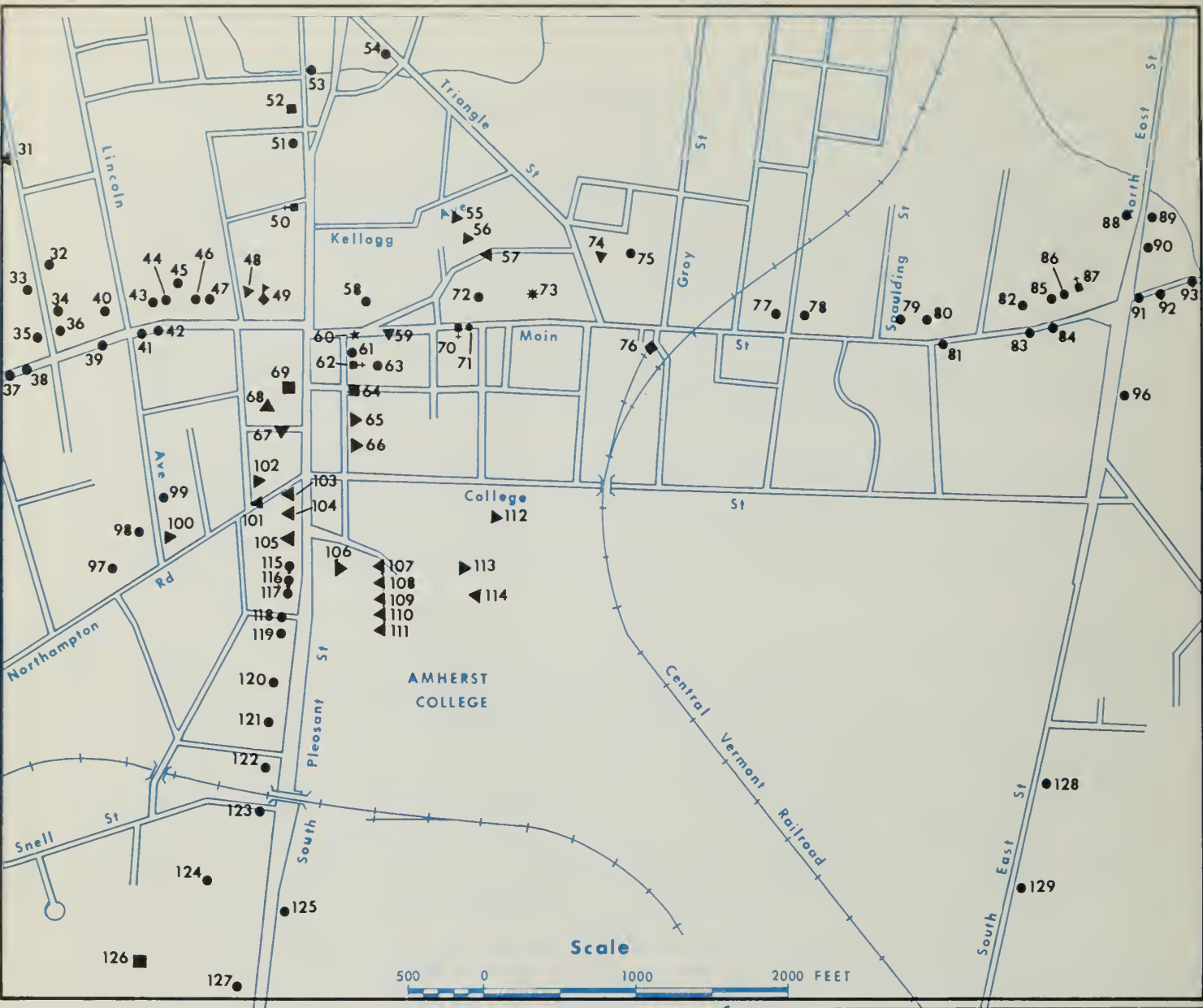
#### Recommendations:

1. Establish historic districts at North Amherst and South Amherst, incorporating inventory items 7-16 and 160-166 respectively, as well as sufficient open space to act as settings and buffers.
2. Establish an historic district in the Amity Street area, including inventory items 32-49 and non-historic properties at its edge to act as a protective buffer.
3. Establish an historic district in the East Main Street/East Street area, including the old town common. This district could initially focus on the common and be extended later to include items 77-94 and 96 as well as perimeter open space and non-historic property. Consideration should also be given to a Main Street district incorporating items 58, 59 and 70-76.
4. Establish an historic district on South Pleasant Street incorporating items 115-123. The creation of a district around the town common incorporating items 60-69, 103-105, and the various commercial blocks should also be considered.

Various mergings of the districts in Recommendations 1-4 are also possible.

5. Apply for National Register listings for the North and South Congregational Churches (nos. 10 and 163), either singly or as part of Register district listings for North and South Amherst.
6. Apply for a National Register listing for the Hills House (no. 74), separately or as part of a Register district covering the East Main Street area.
7. Apply for a National Register listing for the Baggs Tavern (no. 91), separately or as part of a Register district which would include the old common.
8. Apply for a National Register listing for the Strong House (no. 48), separately or as part of a Register district covering the Amity Street area.

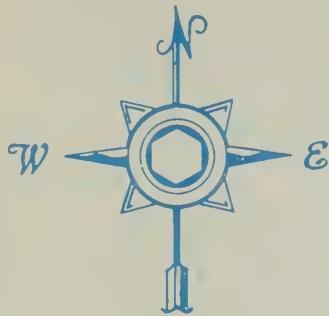




MAP 3 (Inset B)

# Historic Preservation Inventory

## Town of Amherst

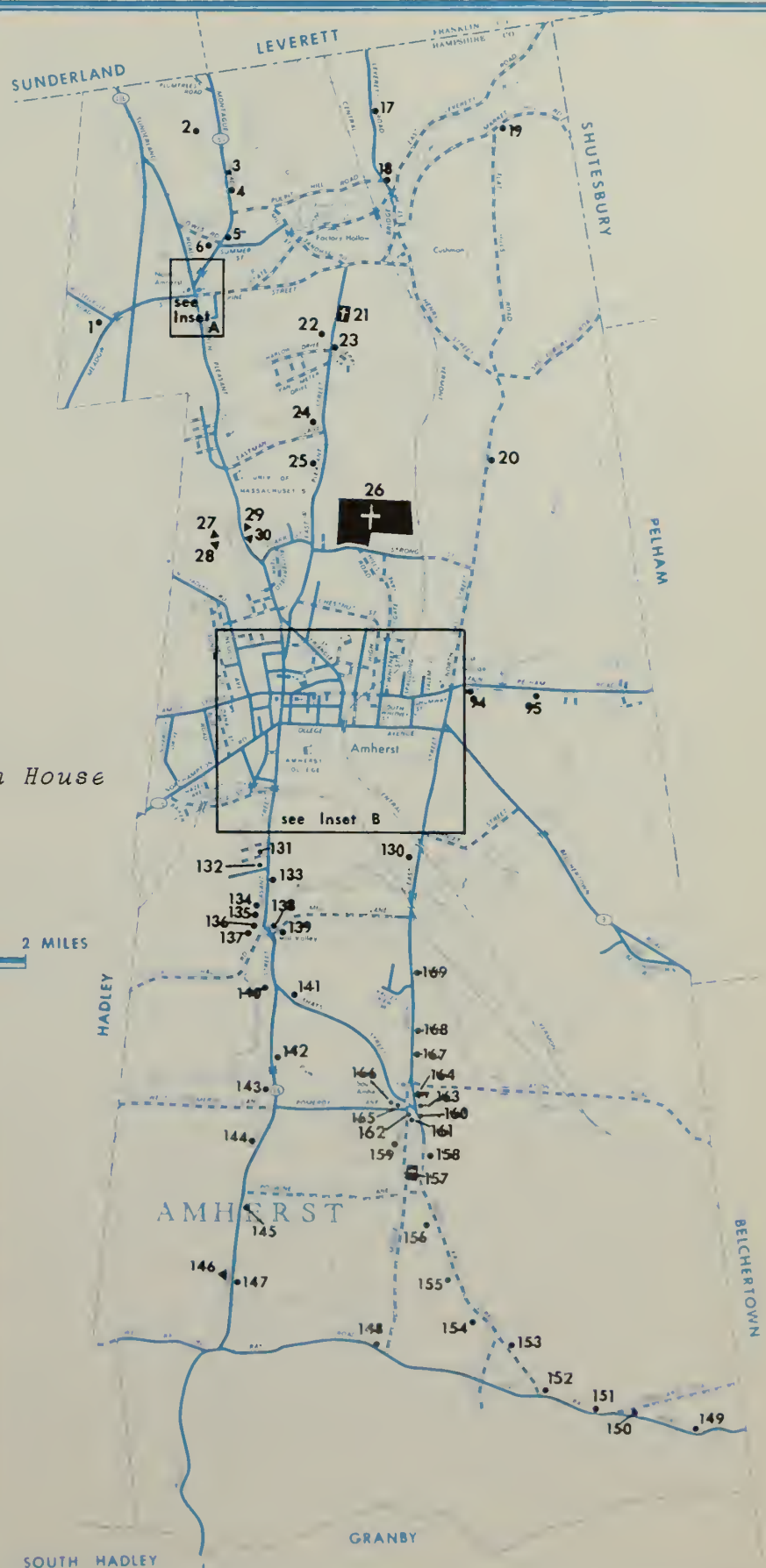
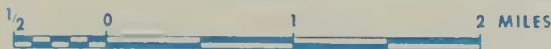


### LEGEND

- Dwelling
- Commercial
- ★ Town Hall
- ◆ Other Governmental
- ▲ Institutional
- ◆ Library
- ✚ Church
- ⌘ Cemetery
- \* National Register of Historic Places

73 Emily Dickinson House

Scale



# Belchertown

Belchertown, the largest municipality in area in the region, is well endowed with historic and architecturally significant sites. The Commission's inventory found 77 of these, including five cemeteries and three markers, scattered across the town and clustered in the center. All periods are represented except the Early Colonial, and there are number of structures from the Victorian era.

Most of the items of special significance are located in the town center, which is fortunate in having a spacious common at its heart. The Congregational Church, on the east side of this space, was built in 1792 and remodeled several times to achieve its present appearance (no. 58). North of it is the old Town Hall (1865), a fine Romanesque Revival structure now used as a community center (no. 59), and to its south is the uniquely styled Greek Revival St. Francis Church, built in 1836 (no. 57). Across the common is the Methodist Church, built in 1823 in Springfield and moved here (no. 55). Next to this church is a curiously eclectic house built in 1881 (no. 56).

West on State Street is the Stone House (1827), a particularly handsome structure and one of the very few early stone homes in this region. It is presently operated as a house museum by the Belchertown Historical Association (no. 49). The Clapp Memorial Library on South Main Street (1887) is an outstanding example of the Richardsonian Romanesque style (no. 42).

These and other structures in Belchertown's center are favorably suited for the creation of an historic district, which at its greatest extent could include the area around the common, and extend westward on State Street to include the Stone House and southward on Main Street to Three Rivers Road.

Outside the center are some noteworthy early dwellings. The Colonial home on North Main Street is reputed to be the site of the first town meeting (no. 19). Nearby is Crystal Spring Farm, built in 1799 (no. 14). On Bay Road near Stebbins Street is a late 18th century dwelling which was the home of Elijah C. Bridgman, early missionary to China (no. 6). And on Orchard Road at Warren Wright Street is a Georgian Colonial house that is the best example of this style in the town (no. 2).

There are a few problems which threaten Belchertown's physical heritage. Changes in use and poor alterations have taken their toll on some of the structures in Belchertown center. Commercial zoning, which surrounds the common and which has no doubt been partly to blame for this, can also cause demolition of landmark buildings for new commercial uses and neglect of residential buildings in such districts. Business uses, depending on their design, type of use, and level of maintenance, can have negative impact on adjacent non-business uses also. Modification to the zoning map and/or text and creation of an historic district can be of considerable help in combating these ills.

Also problematical is highway planning. Any reconstruction or relocation of Route 202, which goes through the town center, should be carefully designed so as to avoid negative impact on historic properties. The design of any roadway project in the center would have to be especially sensitively done.

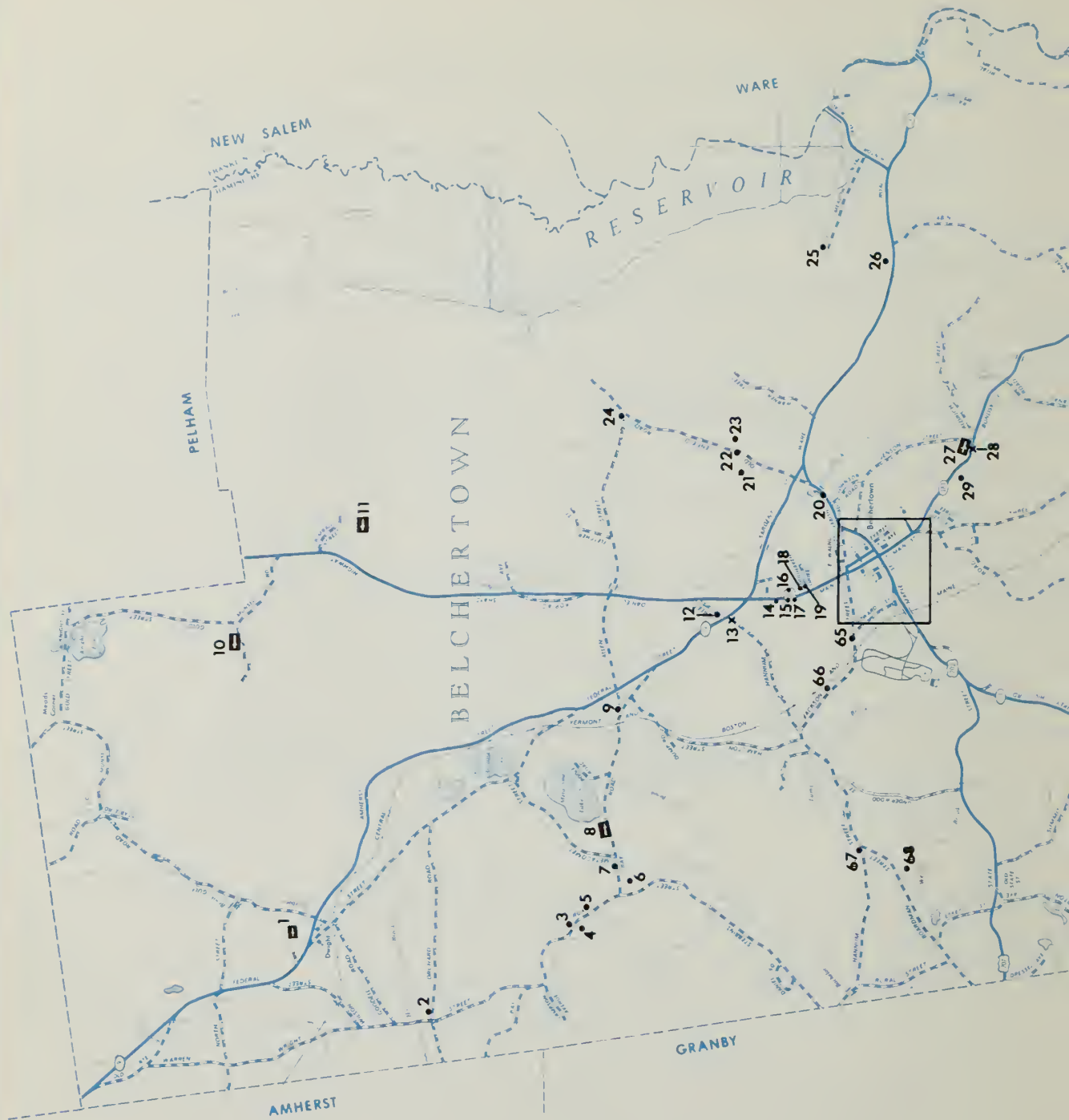
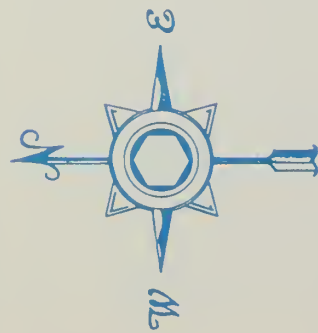


Belchertown has both an historical commission, established in 1973, and the Historical Association.

Recommendations:

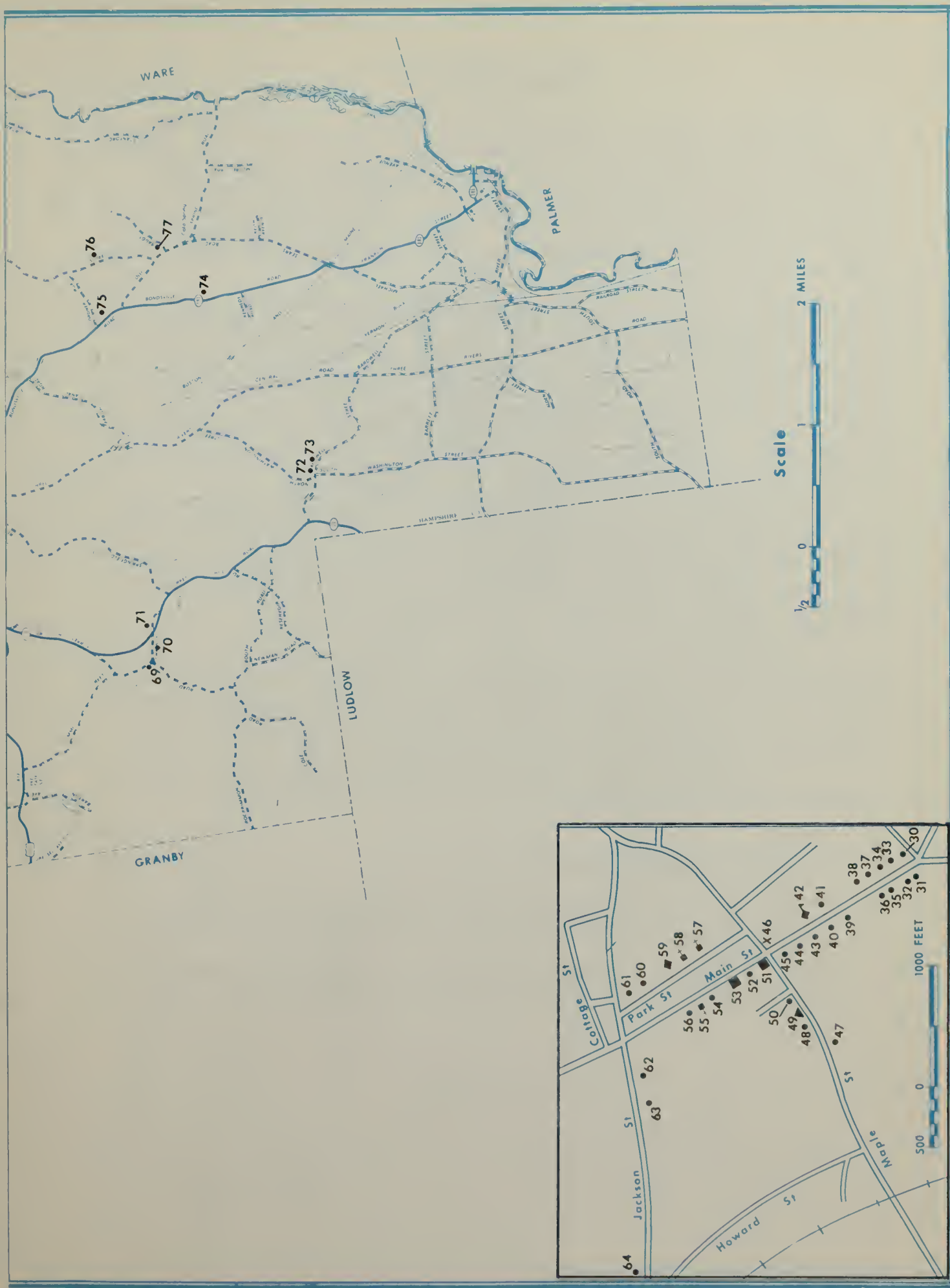
1. Establish an historic district in the town center incorporating inventory numbers 30 through 61, and sufficient open space and non-historic properties at its edges to act as a buffer.
2. Apply for a National Register district listing for an area containing all of the items listed in Recommendation 1.

# Historic Preservation Inventory — Town of Belchertown



## LEGEND

- Dwelling
- Commercial
- ◆ Other Governmental
- ⬇ Library
- ⬆ Church
- ⬆ Cemetery
- ⬆ Monument
- ⬆ Institutional





# Blandford

Blandford's inventory distribution is typical of rural towns in the region, with a clustering of notable buildings in the town center, including a Greek Revival church, and a scattering of dwellings along the outlying roads. The Greek Revival style is heavily represented, as are buildings from the Georgian Colonial period, and there is a handful of structures in the Federal style. No Victorian period structures of significance were found. This chronological distribution is also typical of the rural communities of the region.

The most important structure in Blandford is the Blandford Church (1822) on North Street in the center of town (no. 18). Designed by Isaac Damon, it is a beautiful specimen of the Greek Revival and well sited at the top of a slope overlooking the town. Just down the hill at the corner of North Street and Route 23 is the first schoolhouse in Blandford (c.1755), restored in 1967 by the Blandford Historical Society and used as its headquarters (no. 17). The Georgian Colonial house on Chester Road north of the Turnpike (no. 27) is perhaps the most ornate structure in town, although some of its features are Greek Revival additions.

The grouping of structures in the town center starting from the Blandford Church eastward to the Russell Stage Road is amenable to historic district treatment. Although not an especially tight grouping of buildings, it does have the advantage of the adjacent cemeteries and park, part or all of which should be included in the district. Another interesting cluster, comprised mainly of Greek Revival dwellings, forms the section known as North Blandford (nos. 32-35).

Little of Blandford's heritage appears threatened other than by owner neglect and alterations. The possibility of widening or otherwise "improving" Route 23 should be kept in mind, however, as this could damage the historical and architectural qualities of the town's center. The presence of commercial zoning in the center could also be problematical.

Local preservation activity is centered in the Blandford Historical Society; the town does not yet have an historical commission.

## Recommendations:

1. Establish a Blandford Historical Commission.
2. Create an historic district, including inventory numbers 10 through 19, part or all of the adjacent public open space, and adjacent non-historic structures to act as a protective buffer.
3. Apply for a National Register listing for the Blandford Church or for the area containing the items listed under Recommendation 2.

# Historic Preservation Inventory

Blandford

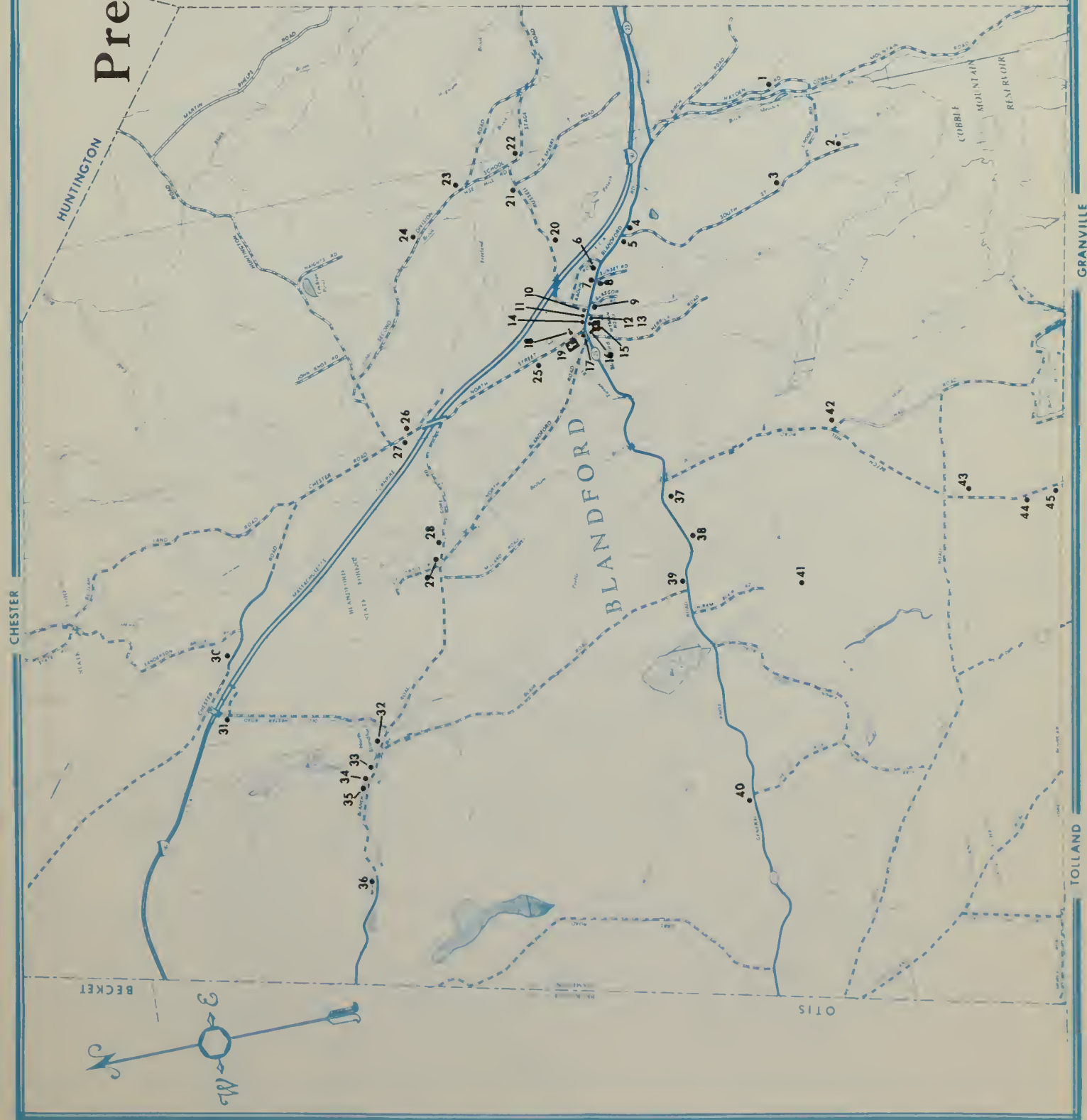
## LEGEND

- Dwelling
- ▲ Institutional
- ✠ Church
- ☩ Cemetery

Scale



MAP 5



# Brimfield

The Commission's survey of Brimfield revealed a rich heritage of well over 100 buildings and other items, representing chiefly the Colonial, Federal, and Greek Revival styles. These tend to be concentrated on certain roads and clustered thickly in the center of town.

Notable structures in Brimfield include three houses designed by Elias Carter (nos. 53, 55 and 70), with the first two being excellent specimens of highly developed Federal style, the First Congregational Church (1848) overlooking the town center (no. 39), and the Italianate Hitchcock Free Academy (mid-19th century), also situated in the center (no. 65). The town also has two brick Federal homes (nos. 83 and 92) and an unusual steep-pitched Greek Revival (no. 71) on the town green.

The most important grouping of buildings is situated around and near the town green (nos. 36-40, 42-51, 53-77). Most or all of this area is well suited for the establishment of an historic district, especially given the green, the church, and the well-ordered and well-preserved grouping of structures.

The chief threats to preservation of Brimfield's heritage are highway construction and zoning. A relocation of Route 20 around the town center has been planned for some time and, depending on its exact location, it could force the removal of a number of important structures and adversely affect those remaining. A special effort should be made to avoid any such degradation. Improvements to Route 20 in its present location, and other major roads, should also be watched closely.

Route 20 is presently zoned commercial along both sides of nearly its entire length, which poses a threat in a number of ways: demolition or poorly done adaptation for commercial uses, neglect in anticipation of such changes, and negative effects from existing commercial use. A re-evaluation of the zoning situation, especially in the town center, would be in order.

Interest in historic preservation was centered for a long time in the Brimfield Historical Society. An historical commission was created in 1972, which should broaden and intensify local preservation activity.

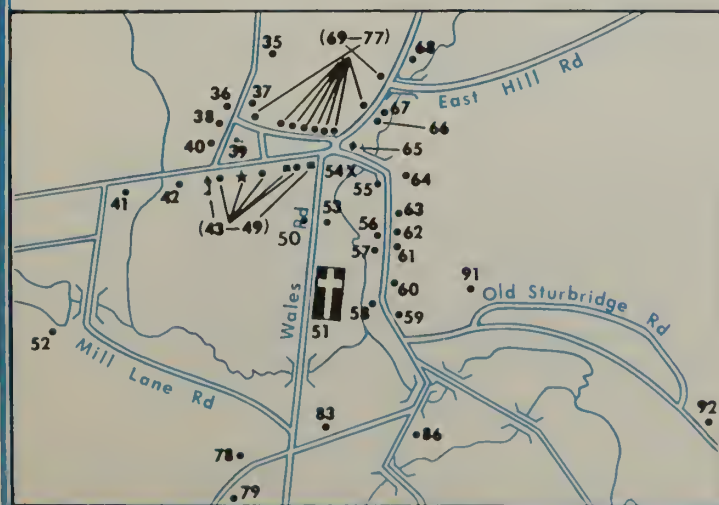
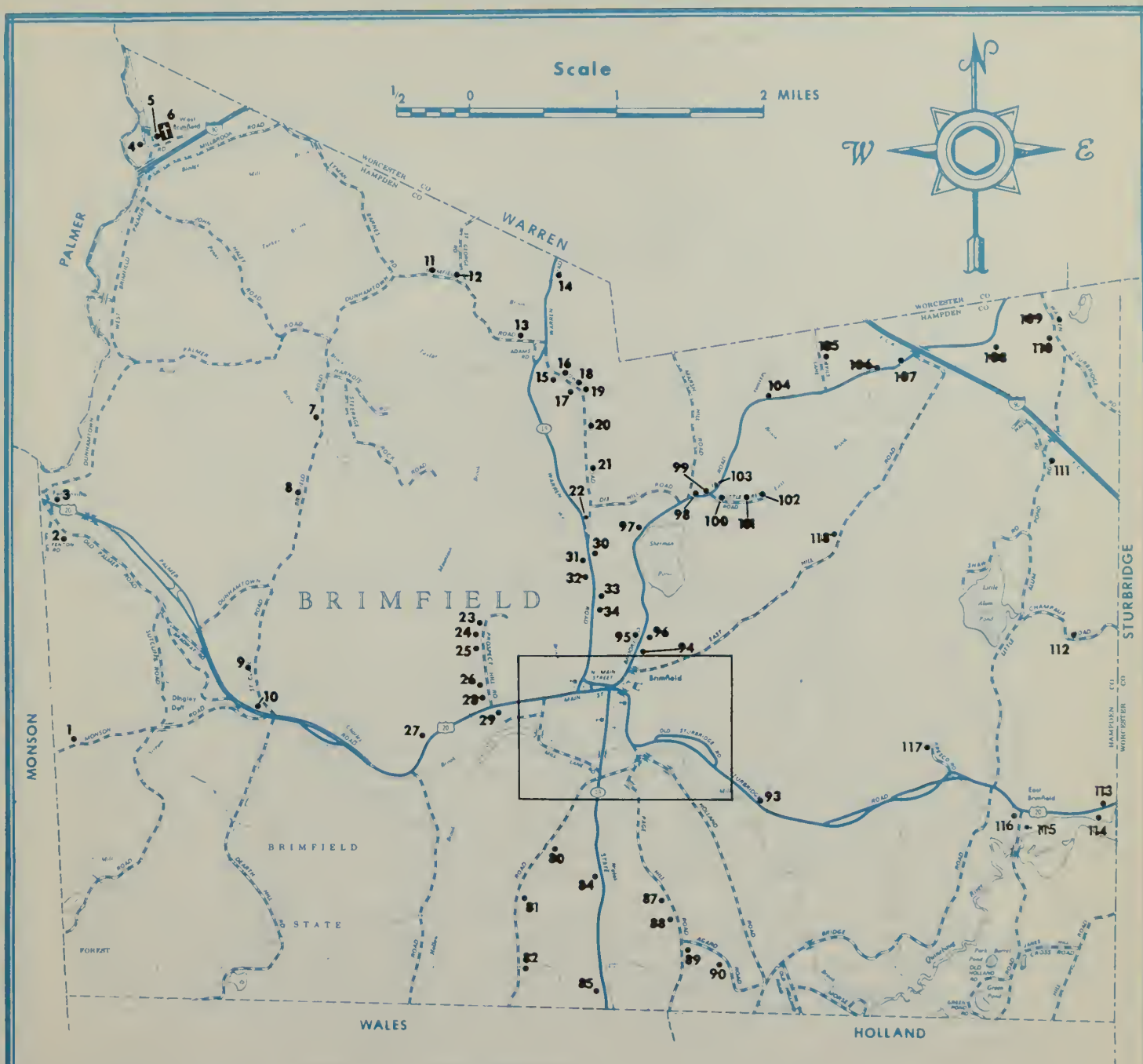
## Recommendations:

1. Create an historic district in the town center, initially around the town green (nos. 36-40, 42-49, 54, 65-67, 70-77). Later expansion to include items south on Route 19, north on Brookfield Road, and east on Route 20 (nos. 50, 51, 53, 55-64, 68, 69) is also recommended.
2. Apply for National Register listing: Hitchcock Academy (no. 65), two of the Elias Carter houses (nos. 53 and 55), and the Congregational Church (no. 39), separately, or apply for a National Register district listing for an area containing all of the items listed in Recommendation one.



# Historic Preservation Inventory

## Town of Brimfield



### LEGEND

- Dwelling
- Commercial
- ★ Town Hall
- ◆ Other Governmental
- 📖 Library
- ✙ Church
- ⚰ Cemetery
- x Monument

# Chester

This town, in the far corner of Hampden County, is the site of the first emery mine in the country and the birthplace of the American abrasives industry. During the latter portion of the last century it was a thriving center of mining, manufacturing, and transportation. Although it now is primarily a residential town with some industry, enough physical evidence remains from these earlier years to give Chester a flavor different from the more strictly rural towns of the region.

The Commission inventoried 42 items, from Chester's economic heyday and before. The Georgian Colonial, Greek Revival, and Victorian periods are the most heavily represented. The surveyed items, including six cemeteries and one monument, are located mainly in the three villages of Chester, Chester Center, and North Chester.

Chester Center, the original settlement of the town, contains the well-preserved Greek Revival First Church of Chester (1841) whose structure incorporates material from the former meetinghouse (no. 33). Nearby are two Georgian Colonial houses: the stately DeWolf House with its hip roof, quoined corners, dentils, and pilastered entranceway (no. 31), and the Reverend Aaron Bascom House (1769) (no. 30). This small village is in a good state of preservation and should receive continued support through its establishment as an historic district.

North Chester, another early settlement, has the Cushman Tavern (c.1776), which has recently been restored (no. 26), and a former district schoolhouse now used as a dwelling (no. 24). This small grouping could also be made into an historic district.

Downtown Chester reflects the town's growth during the latter half of the 19th century. The former Hamilton Emery Mill on Middlefield Road is perhaps the most notable industrial building surviving from that age (no. 5). The former railroad depot (no. 14), the commercial/residential building at the bridge (no. 12), and the various large Victorian dwellings also remain to flavor the present-day scene. A number of earlier 19th century buildings are also present including the roundhouse/turntable built in 1833 (no. 7), and the curiously shaped Greek Revival lodge building on Route 20 (no. 11). Parts of the downtown should be considered for historic district treatment.

The problems of neglect and poor alterations affect many of Chester's landmarks, as they do in most communities. In addition, highway reconstruction and zoning could become problematical. Roadway widenings and relocations can damage both landmarks and their settings, especially in the more densely settled portions of the town, if they are not designed with the utmost sensitivity. Business zoning downtown poses problems, by its tendency to encourage demolitions, poor adaptations, and neglect.

Chester has an historical commission, created in 1973, but no historical society.

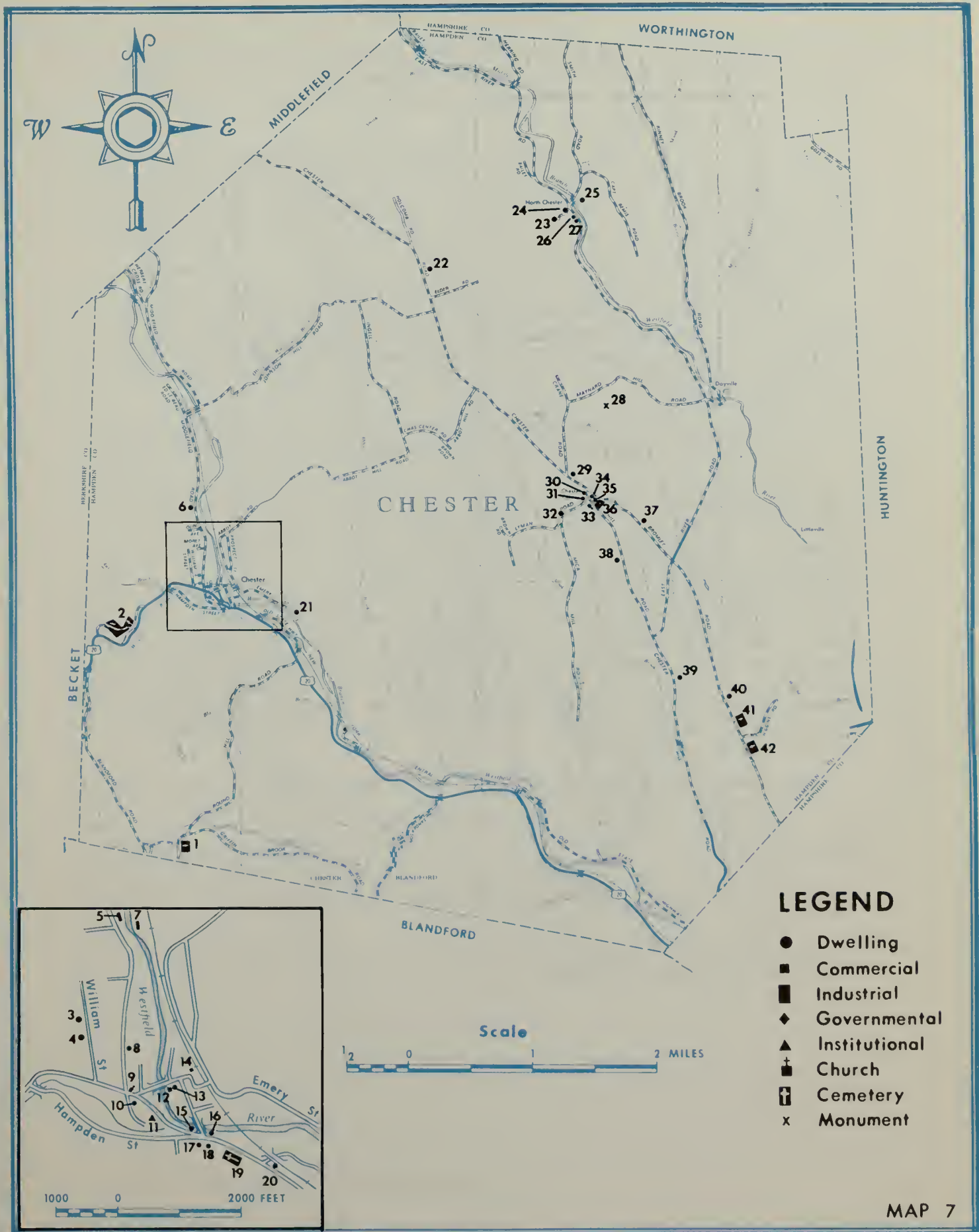
## Recommendations:

1. Create an historic district in Chester Center, incorporating items 30, 31, and 33-36, and sufficient open space to act as a setting and a buffer.
2. Apply for a National Register district listing for Chester Center, covering an area containing all of the items mentioned in Recommendation 1.
3. Establish an historic district at North Chester, including items 23-27.
4. Study the possibility of creating an historic district in downtown Chester, incorporating items 9-14 with possible later expansion.



# Historic Preservation Inventory

## Town of Chester





# Chesterfield

The Commission's survey of this rural Hampshire County town produced 21 items, many of which are grouped in the town center. Dwellings from the Georgian Colonial period are the most heavily represented, a number of which are in the 1½-story "cape cod" form.

Most of the buildings of special architectural interest are in the town center which contains a number of well-preserved structures. The town hall, built in 1848 as the Methodist Church, is an excellent illustration of the Greek Revival style (no. 11). Across the street is the First Congregational Church (1835) which, despite its Greek Revival tower, has a Federal lightness and grace to the rest of the structure (no. 10).

Nearby on Main Road is a 1½-story gambrel house, likely from the Georgian Colonial period, whose size is greater than most dwellings in this form (no. 8). The most sophisticated house in Chesterfield is the Starkweather House (1822) on Main Road, an imposing center-hall Federal structure with fluted pilasters, double dentils, and a graceful entranceway with fan and side lights (no. 7).

The delightful architectural and natural qualities of Chesterfield's town center should be preserved through creation of an historic district.

Outside of the center, among the various items inventoried, are the "cape cod" homes noted above. A good and relatively unaltered example of these is the Luce House on Sugar Hill Road (c.1765) (no. 21). On Roberts Meadow Road is the Benjamin Pierce Tavern, a richly-detailed 2½-story Georgian Colonial home built in 1797 (no. 16).

Chesterfield's historic structures are currently not faced with serious threats to their integrity or existence, but certain precautions need to be taken. Highway reconstruction or relocation projects, especially those involving Route 143, should be carefully designed to prevent deterioration of the setting of the town's landmarks. The zoning by-laws and other development controls should be revised as necessary to insure close regulation of future growth, large scale and small, to minimize its negative impact on the historical environment.

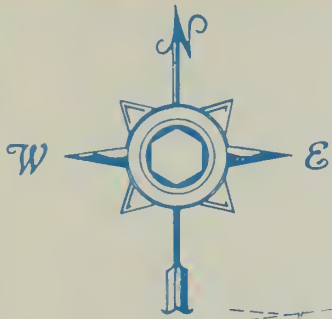
Chesterfield has both an historical commission, recently established, and an historical society.

## Recommendations:

1. Establish an historic district in the town center, including inventory items 6 through 13, and enough open space at the perimeter to serve as a buffer.
2. Apply for National Register district listing for an area containing the items mentioned in Recommendation 1.

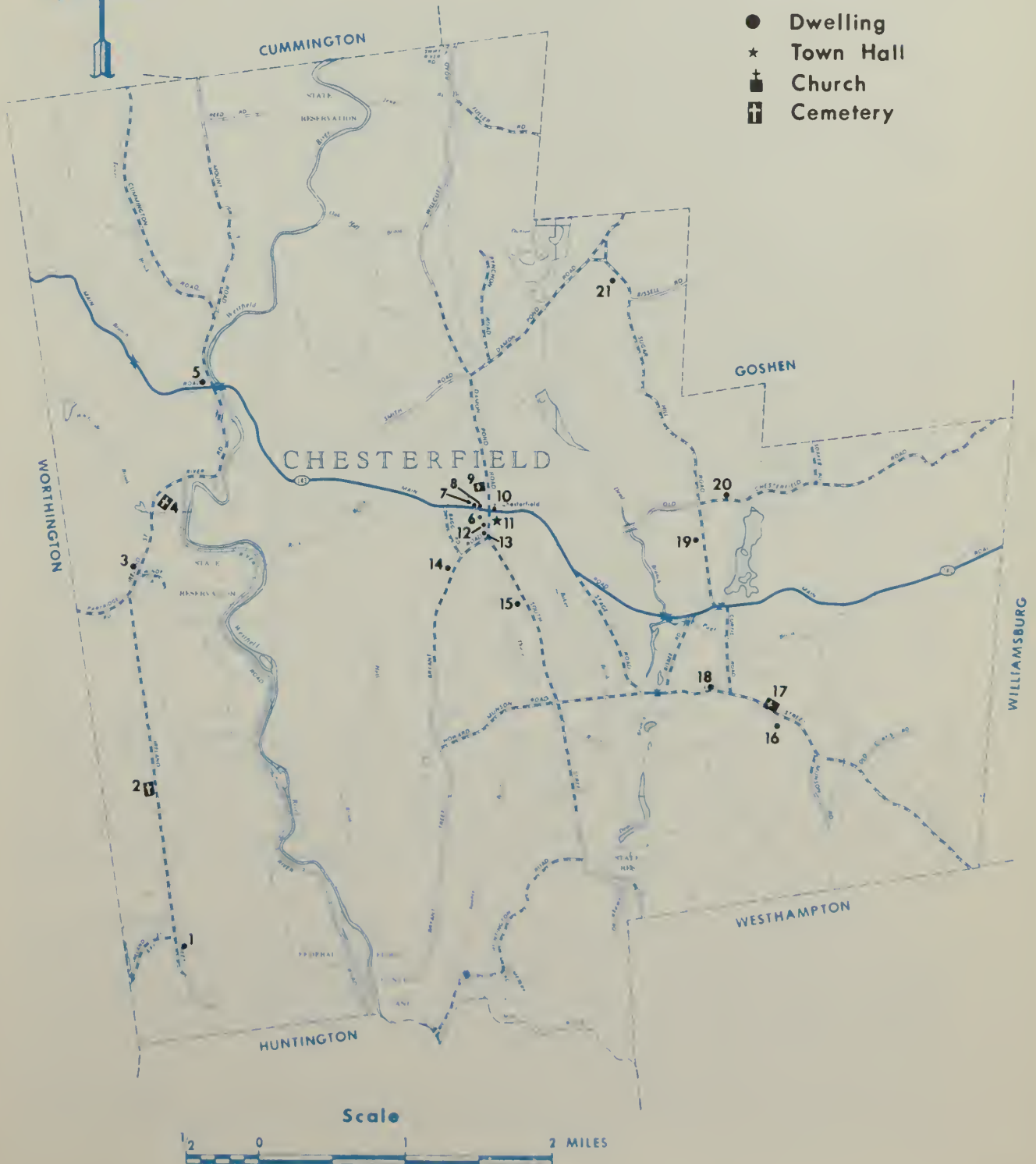
# Historic Preservation Inventory

## Town of Chesterfield



### LEGEND

- Dwelling
- ★ Town Hall
- ✙ Church
- ⌚ Cemetery



# Chicopee

Chicopee, like its neighbor Holyoke, owes much of its present-day appearance to the early development of industry based on water power. Starting in the 1830's with the establishment of major industry along the Chicopee River, manufacturing began to flourish and diversify during the 19th century into many areas, including cotton, metal products, arms, friction matches, and bicycles. A significant legacy from that period remains today, including not only industrial structures but also many residential buildings built for the industries' employees.

The Commission found 153 items of architectural or historical significance in the city, the majority of which are located in the Chicopee Center area. A number were also found in nearby Chicopee Falls and on or near Chicopee Street in the Willimansett section. Most of the items surveyed are from the Victorian period and the years immediately preceding and following it, including the Greek Revival.

A large and impressive complex of industrial structures straddles the old canal in Chicopee Center (nos. 15-29) and includes the original Dwight Cotton Textile Mills built in the 1830's (no. 18). Scattered throughout adjacent areas of the center are many distinctive brick and wooden dwellings, built mostly as mill housing in the Greek Revival or early Victorian styles. The earliest and most significant of these are situated in the Front and Dwight Streets area and consist largely of brick row housing built for the Dwight Manufacturing Company in the 1830's. This grouping, of considerable historical, architectural, and urban design value, is now under consideration for inclusion in the National Register of Historic Places, and should also be considered for protection by means of a local historic district (nos. 52-64, 67-76). Taken as a whole, the mill housing in Chicopee Center is the most important surviving group of its kind in the region, in terms of quantity and unique architectural expression.

Also of significance in the center are the Italian Gothic City Hall, recently placed on the National Register (no. 122), and the Market Square and Kendall Hotels, two commercial blocks across the street (nos. 120 and 121). There are in addition a number of fine later Victorian dwellings in the upper Springfield Street/Fairview Avenue area.

The Chicopee Falls area, to the east, also has a grouping of industrial structures along the river (nos. 150-153), although most of the adjacent area has been cleared for urban renewal. However, nearby on Church Street is the former home of noted author Edward Bellamy which is listed on the National Register (no. 145). At the corner of Broadway and East Streets is the Greek Revival United Methodist Church (no. 148). Adjacent to it are a fire station of architectural value (no. 147) and an early cemetery (no. 146).

The oldest structures in Chicopee are located in the Willimansett section and include a number of Georgian Colonial, early 19th century, and Greek Revival buildings. The most notable of these is the First Church on Chicopee Street (no. 7). Also of interest are the Chapin Cemetery on Chicopee Street at Granville Road (no. 9) and a striking brick Greek Revival dwelling on Chicopee Street (no. 6).

The forces of change which have altered the appearance of most urban centers have not neglected Chicopee and have had significant effect on its



architectural and historic heritage. These forces--including highway construction, urban renewal, and neglect--continue to threaten the city's landmarks, which are also faced with problems of inappropriate zoning, changes in use, and poorly-designed alterations.

To help eliminate or reduce further erosion of Chicopee's heritage, city policy should be made supportive of preservation values. With such a commitment, forthcoming local planning decisions on the design of highway and urban renewal projects can be made with the utmost care to avoid the removal or deterioration of historic buildings and areas. The zoning ordinance and other development regulations can be amended as necessary in map and text to reduce problems such as where commercial zoning encourages deterioration or demolition. The concepts of historic districting and recycling of old buildings can be promoted by the city.

Chicopee has an historical commission. There is no general local historical society, but the Edward Bellamy Memorial Association has been active in promoting preservation of the Bellamy Homestead and associated artifacts.

Recommendations:

1. Create an historic district in the early Dwight Mills housing area, incorporating inventory numbers 52 through 64 and 67 through 76, and sufficient adjacent non-historic property to provide protection against its unsympathetic development. Later extension of the district to include part or all of the adjacent industrial area (nos. 15-29) should be considered. Top priority in any future Chicopee Center downtown renewal project should be placed on the restoration and active re-use of this and other nearby mill housing and industrial structures.
2. Submit the early Dwight Mills housing area (nos. 52-64, 67-76) to the National Register (now in progress).

# Historic Preservation Inventory — City of Chicopee

## LEGEND

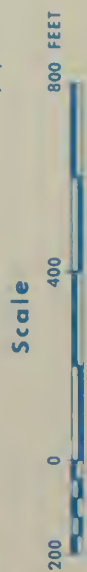
- Dwelling
- Commercial
- Industrial
- ▲ Institutional
- 1 School
- † Church
- ☠ Cemetery
- ★ National Register of Historic Places

122 Chicopee City Hall  
145 Edward Bellamy House





MAP 9 (Inset A)





# Cumington

With 80 items on the Commission's inventory, Cumington is rich in architecture and history. Structures from the Georgian Colonial and Federal periods dominate, although there are few noteworthy examples of these styles, the majority of them leaning toward the simpler vernacular designs characteristic of rural areas. The surveyed items, located throughout the town and concentrated in the two villages, include many "cape" and other 1½-story dwellings.

Cumington was the home of the poet William Cullen Bryant, whose home-stead (no. 34) is on the National Register of Historic Places and is the town's most historic structure. Built originally in 1794 and expanded around 1865, it is very well sited overlooking the rolling hills of Hampshire County. Nearby is the house Bryant built in 1871 for his daughter (no. 33), and near the corner of Routes 9 and 112 is the Bryant Free Library, an unusual grey stone structure given by Bryant to the town in 1872 (no. 30).

Of great importance also is the Kingman Tavern Historical Museum (c.1800) in Cumington Village (no. 57). The town's first post office and also once a tavern, the structure is now a museum of the town's history. In West Cumington is the Congregational Church (1839), an early Gothic Revival building (no. 11), and the Greek Revival former Universalist Church (1845) (no. 13). Nearby on Luther Shaw Road is the Thanatopsis House (c.1801), reputed to have been used by Bryant and other poets (no. 20).

The "Tod Morden" house (1900) off Stage Road is a good, and rare in this region, example of the Shingle Style (no. 27). In Cumington Village the Congregational Church (1839) adds to the architectural appeal of the town's center (no. 69).

Two significant groupings of inventoried structures exist, in West Cumington (nos. 1-18) and Cumington Village (nos. 52-76), both of them suitable for creation of historic districts.

No major direct threats to Cumington's heritage currently exist. Fortunately Route 9 has already been relocated around the two villages. However, other improvements to Route 9 and other roads should be carefully designed. Indirect threats to these structures and their settings, by uncontrolled growth of the town, should be regulated through judicious use of zoning and other land use controls.

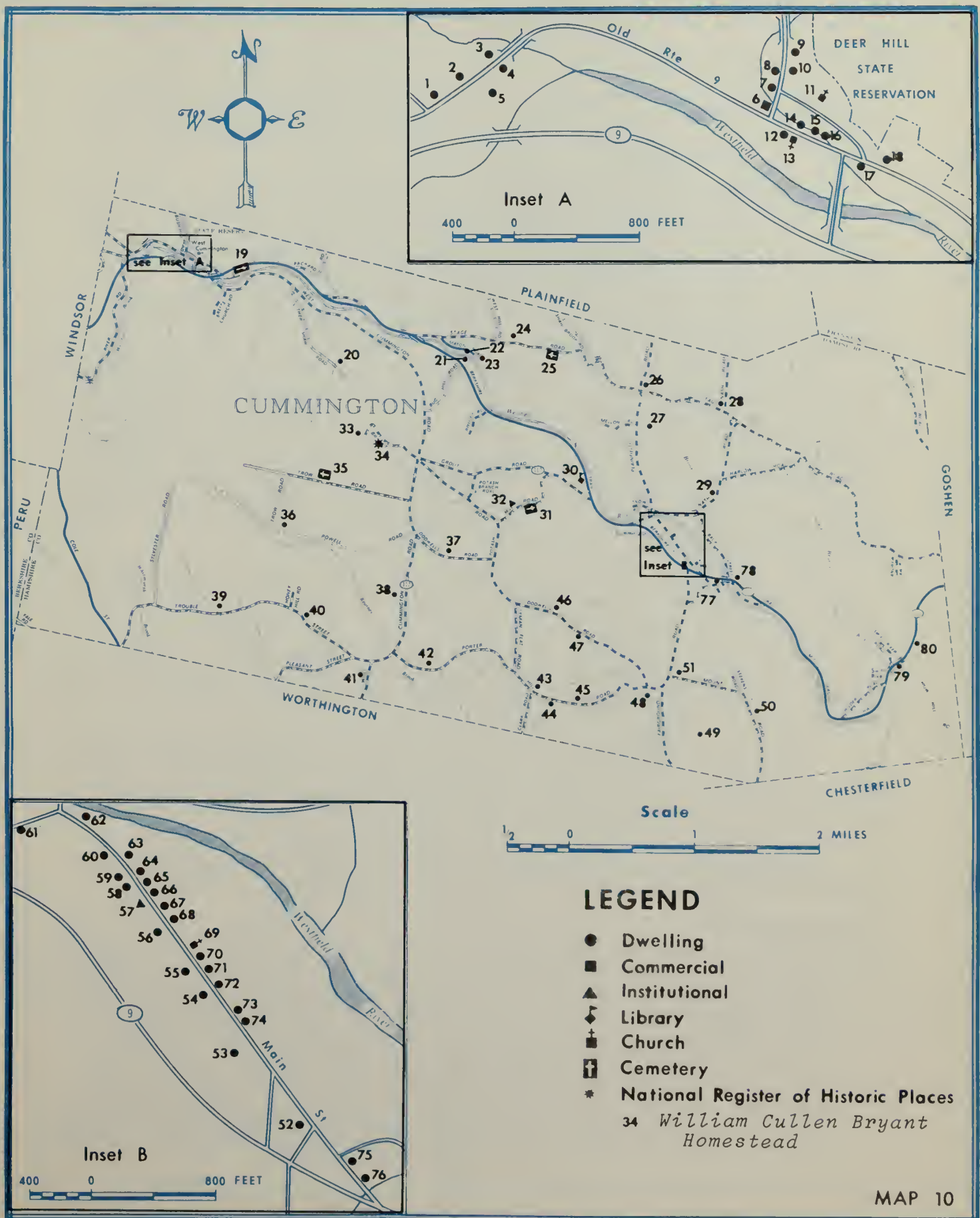
Cumington has an historical commission.

## Recommendations:

1. Create an historic district in Cumington Village, incorporating inventory numbers 52-76 and sufficient open space to act as a protective buffer.
2. Create an historic district in West Cumington, incorporating inventory numbers 6-18, with possible later expansion to also include numbers 1-5, and appropriate open space.
3. Submit for listing on the National Register: Bryant Free Library (no. 30), the Kingman Tavern (no. 57), either separately or as part of a Cumington Center National Register district including all numbers mentioned in (1) above, and West Cumington Village, including some or all of the numbers mentioned in (2) above.

# Historic Preservation Inventory

## Town of Cummington



# Easthampton

Easthampton's architectural heritage, like that of other communities in the region, reflects its growth as an industrial center in the 19th century. Many residential, industrial, commercial and public buildings from the Greek Revival and Victorian periods have survived to flavor today's largely urbanized townscape.

The Commission inventoried 43 items, scattered through the town and clustered in and near its downtown. In addition to the 19th century items noted above, there are a number from the Georgian Colonial period and one Early Colonial structure.

Perhaps the town's most expressive structure is the elaborate Italianate town hall (1868) (no. 13). Its architect was Charles Parker, who also designed the similar Chicopee City Hall. Nearby is Memorial Hall (1865) which has had a varied public career (no. 12). South of the Town Hall on Main Street is a row of commercial blocks which, if restored to its original appearance, would add greatly to the appeal of the downtown (nos. 15-20). Also nearby are the Providence United Methodist Church (no. 14) and the vaguely Romanesque Revival Congregational Church (1852) (no. 22).

South of downtown, along and near Main and Park Streets, is a residential area of 19th and early 20th century vintage with many impressive structures. At the corner of Center and Park Streets is a richly detailed dwelling now used as a funeral home (no. 28). On Park Street is a stately porticoed Greek Revival house (no. 29). Further up this street are two large mid-Victorian homes reminiscent of homes in the Italianate style (nos. 34 and 35); on Main Street is a similar one (no. 36). This area also has a Georgian Revival home, at Main and Brewster Streets (no. 37). Preservation via historic districting should be considered for this area.

Three early industrial structures were surveyed. One, on Payson Avenue, is used by Williston Academy as an administrative building (no. 31). Two others are nearby (nos. 32 and 33).

Easthampton's rural areas contain a handful of dwellings in the late Georgian Colonial and later styles. What may be the oldest structure in town, however, is an Early Colonial "saltbox" in a well-preserved if altered state at Pleasant and Berkeley Streets (no. 11).

The historic buildings of Easthampton are faced with the neglect, demolition and poorly designed alterations common to urban areas. Future roadway improvements could also be a threat if not designed so as to avoid negative impacts on landmarks or their settings. This is especially relevant to Route 10 and the town center.

Easthampton has not yet formed an historical commission but does have an active historical society.

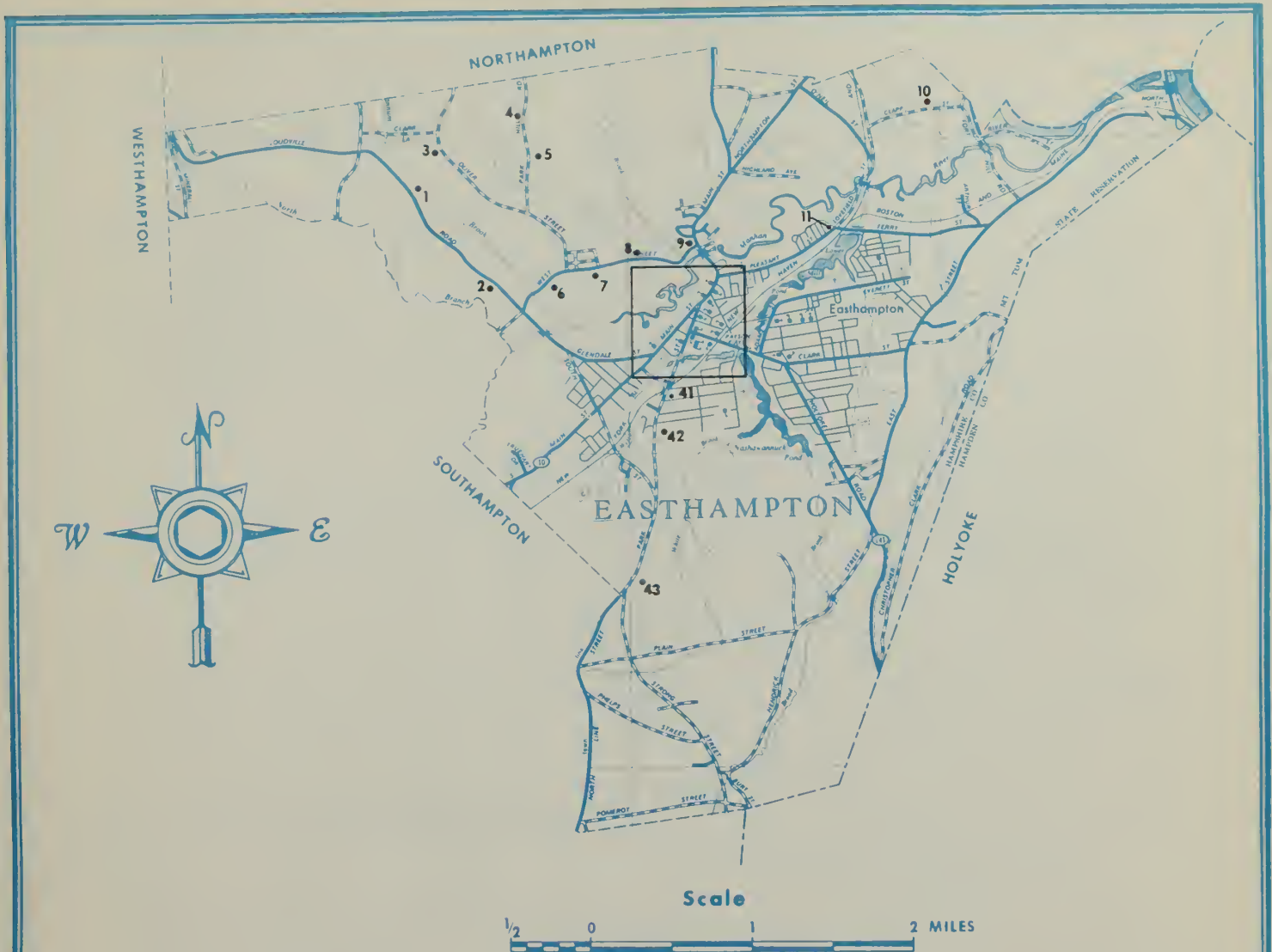
## Recommendations:

1. Establish an historical commission.
2. Create an historic district in the residential area of downtown, incorporating items 26-29 and 34-37, and intervening properties with possible later expansion to include numbers 30, 41, and 38-40. Open space and non-historic properties should be included at the edge of the district to protect against later unsympathetic development.
3. Apply for a National Register listing for: the Town Hall (no. 13) and the former mill structure on Payson Avenue (no. 31). The possibility of listing on the Register an area including the items mentioned in Recommendation 2 should also be considered.



# Historic Preservation Inventory

## Town of Easthampton



### LEGEND

- Dwelling
- Commercial
- Industrial
- ★ Town Hall
- ◆ Other Governmental
- ▲ Institutional
- ◆ Library
- ✚ Church
- † Cemetery

# East Longmeadow

Although East Longmeadow has become primarily suburban in character, a number of historic structures have survived this transformation. Forty-nine inventory items were identified, spread fairly evenly from the Georgian Colonial through the Victorian periods and distributed through much of the town.

A number of items merit special mention, including two churches of historical and architectural interest, the First Congregational Church (1828) in the center of town (no. 12), and the First Baptist Church (1818-1833, not presently used), in the southeast section of town (no. 40). An imposing building from the Victorian era (1882) is the Town Hall in the town center (no. 8). The post-Victorian Pleasant View School (1915) is particularly handsome and fortunately still in use (no. 1). Also of note are the brown-stone and redstone quarries (nos. 15 and 2) which produced stone for some of the most famous buildings in the country.

The town's most important grouping of structures is Baptist Village, off of Somers Road (Route 83) in the southeast part of town (nos. 36-42). The residents of this section were an offshoot of a Baptist congregation in Enfield, Connecticut, prior to building their own church, and remained closely bound by church and school for many years. Part of the area containing these buildings is well suited for historic district treatment.

Road widenings and intersection improvements pose potential problems for East Longmeadow's architectural/historical assets. As in any growing community, the need is often seen to alleviate overcrowded roads and poorly designed intersections, but care must be taken in any redesign to prevent direct or indirect degradation of landmark structures or their settings. This applies most urgently to the 7-legged rotary in the town's center. The effects of business or commercial zoning in and near the center can also be negative, threatening the existence or qualities of important buildings.

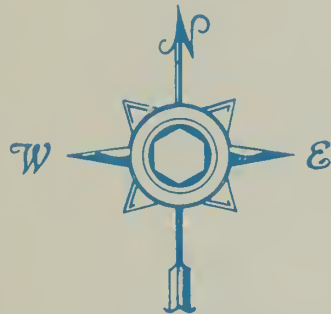
East Longmeadow has an active preservation movement, centered chiefly in its historical commission. This body has the distinction of being one of the few local historical commissions in this region to finish a complete inventory of the town's assets. In addition, it has secured the house at 25 Maple Street as its headquarters.

## Recommendations:

1. Set up an historic district at Baptist Village, incorporating inventory numbers 36-41.
2. Apply for National Register listing for the quarries (no. 15 and 2) and for the Baptist Village area.

# Historic Preservation Inventory

## Town of East Longmeadow



### LEGEND

- Dwelling
- Commercial
- ★ Town Hall
- ▲ Institutional
- ▢ School
- ✙ Church
- ⊥ Cemetery
- ⚡ Quarry



# Goshen

The Commission's inventory for Goshen identified 21 items, the most common of which are vernacular dwellings from the Georgian Colonial period. The items are scattered over the town and loosely grouped in the center.

Those meriting separate mention include the John Williams Tavern (1779) off Cape Street (no. 1) and the Goshen Cemetery nearby (no. 2), whose earliest stone is dated 1774. The Goshen Congregational Church (1783) on Route 9 in the center of town is a stately meetinghouse from the Georgian Colonial period, although Greek Revival details were added around 1835 when the structure was moved to its present site (no. 17). Goshen also has an excellent and relatively rare example of the Shingle style from the Victorian period in a house on Route 9 in the center (no. 19). The Town Hall (c.1910) is a particularly imposing post-Victorian structure (No. 16).

The grouping of buildings in the town center (nos. 16-20), although not large, is suitable for creation of an historic district.

No dire problems face the architectural/historical heritage of Goshen, but careful scrutiny should be made of any future plans to modify Route 9 which passes by a number of the inventoried items, especially in terms of roadway widenings or relocations. Indirect threats to the historic environment resulting from irrational growth of the town can be regulated through use of zoning and other development controls.

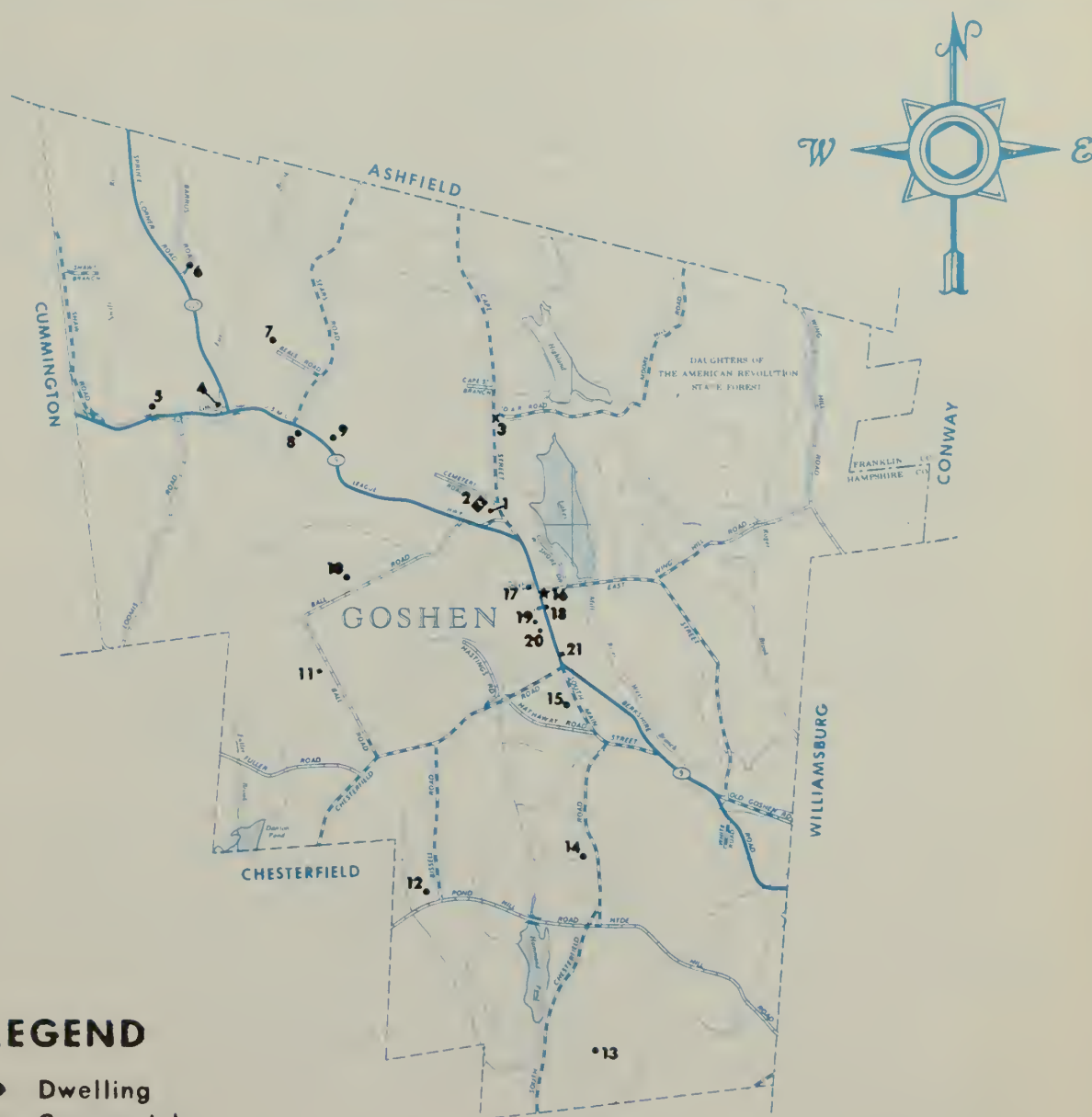
Goshen has both an historical commission and historical society, the former having been active in assisting this Commission in inventorying.

## Recommendations:

1. Set up an historic district in the town center, incorporating inventory numbers 16 through 20 and sufficient open space at its edges to serve as a setting and a protective buffer.
2. Apply for National Register listing for the Goshen Congregational Church (no. 17), or apply for a Register district listing for an area containing the items mentioned in Recommendation 1.

# Historic Preservation Inventory

## Town of Goshen



### LEGEND

- Dwelling
- Commercial
- ★ Town Hall
- ✚ Church
- ⊕ Cemetery
- x Monument

Scale



# Granby

This semi-rural Hampshire County town is rich in architecture and history. The Commission's inventory of more than 100 items is distributed through most of the town and grouped closely in its center, which in classic New England fashion has a village green dominated by a graceful white church.

Although most architectural styles are represented in this inventory, most of the structures are of Georgian Colonial, Federal, and Greek Revival design. The town's most impressive building is the Church of Christ (1821) overlooking the town green, built in the late Federal style and one of the region's most striking churches (no. 62). The Chapel (1841), a unique Greek Revival building just to the north, has served as a high school, Sunday school, and a meeting place for town organizations (no. 63). North of it is the Town House (1822) built of timbers from the first meetinghouse and now used by the Granby Historical Association (no. 64).

Also facing the common is the early 19th century Pitchawam House, Granby's last tavern (no. 65). At 16 Parish Hill Road nearby is the earlier Alpheus Ferry Tavern (1816), a well-preserved late Georgian Colonial house with a Federal doorway (no. 58). Granby's center also has an early brick schoolhouse at 227 State Street (no. 61) now used as a dwelling. These and other buildings in the town center, facing or near the green, should be protected by means of an historic district.

Outside of the center, Granby has many structures worth preserving or restoring. One is the old mill (c.1837) at Aldrich Lake, perhaps the finest surviving example of its kind in the region, with its large working overshot water wheel (no. 4). The "horse sheds" at the base of Mount Norwottuck are sandstone shelters said to have housed men of the Shays Rebellion (no. 107). Two homes of note are the Josiah Montague House (c.1760) at 202 West Street (no. 14) and the Ferry Homestead (c.1770), a "saltbox" at 64 Ferry Hill Road (no. 53).

The chief threat to Granby's man-made heritage is the possible reconstruction or relocation of State Route 202, which passes through the town center. Improvement of this highway should not come at the expense of the historic and visual values which form such an important part of the town's environment. In addition, demolition and neglect have taken their toll on Granby's center, but the creation of an historic district should help arrest these trends.

Granby has both an historical commission, which was appointed in 1973, and the Granby Historical Association.

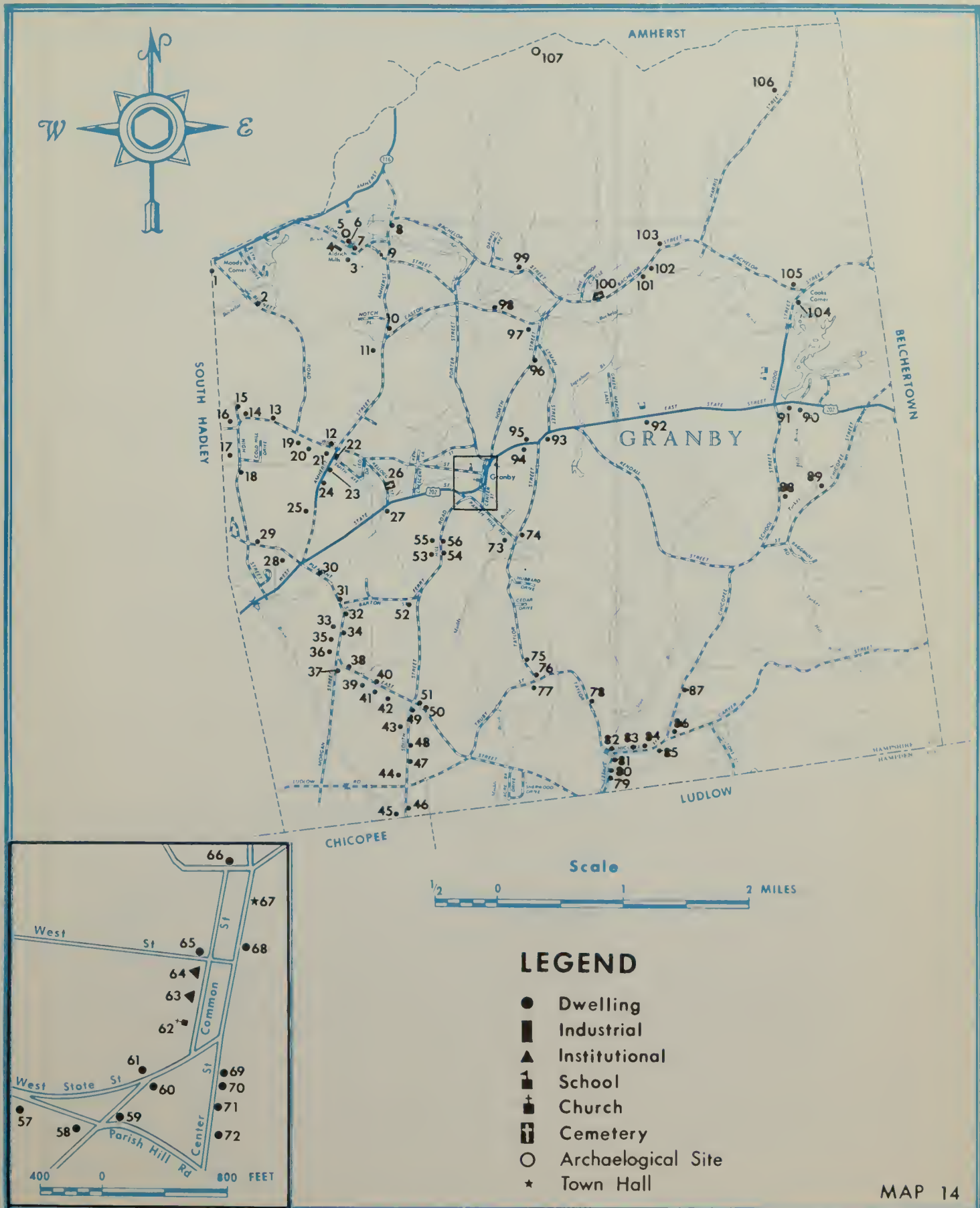
## Recommendations:

1. Establish an historic district in Granby's center incorporating inventory items 62-68 and sufficient adjacent open space and non-historic property to act as a protective buffer and setting. Later expansion of the district to include items 57-61 and 69-72 is recommended.
2. Establish an historic district at Aldrich Mills, including the mill (no. 4) and items 3 and 5-7, as well as an open space buffer.
3. Apply for a National Register listing for the Church of Christ (no. 62), either separately or as part of a National Register district listing for an area containing all or part of the items mentioned in Recommendation 1.
4. Apply for a National Register listing for the mill at Aldrich Lake (no. 4), either separately or as part of a National Register district listing for an area containing all of the items mentioned in Recommendation 2.



# Historic Preservation Inventory

## Town of Granby



# Granville

The Commission's inventory for Granville produced 52 items of architectural or historical significance, located to a large extent along Route 57 and in two clusters at West Granville and Granville Center. Like many rather remote rural towns, Granville's heritage is concentrated primarily in the Georgian Colonial, Federal, and Greek Revival periods.

Five Granville homes of the Georgian Colonial and Federal styles share an unusual decorative characteristic in their use of four pilasters across their front facades (nos. 6, 14, 28, 31, 32). In West Granville there is an early Federal home built of the uncommon brick (no. 4). Also Federal, and especially beautiful, is the gable-end-to-street dwelling with a Palladian window located on Route 57 in Granville Center (no. 30). Across from it is a board-and-batten Gothic Revival cottage (no. 29). The church and adjacent building in West Granville (no. 12 and 11) represent an interesting blend of the Greek Revival and Gothic Revival styles. There are also two "saltbox" houses, situated next to one another on Route 57 just east of West Granville.

Of significance also are the three wooden mill buildings on Water Street in the eastern part of town (nos. 43-45), and the town's only notable late Victorian structure, the Granville Public Library at the corner of Routes 57 and 189, designed in a latter-day version of the Richardsonian Romanesque (no. 51).

The two important groupings of structures in town, at West Granville (nos. 3-17) and Granville Center (nos. 27-37), are quite suitable for the creation of historic districts, having the advantages of choice architecture and attractive settings.

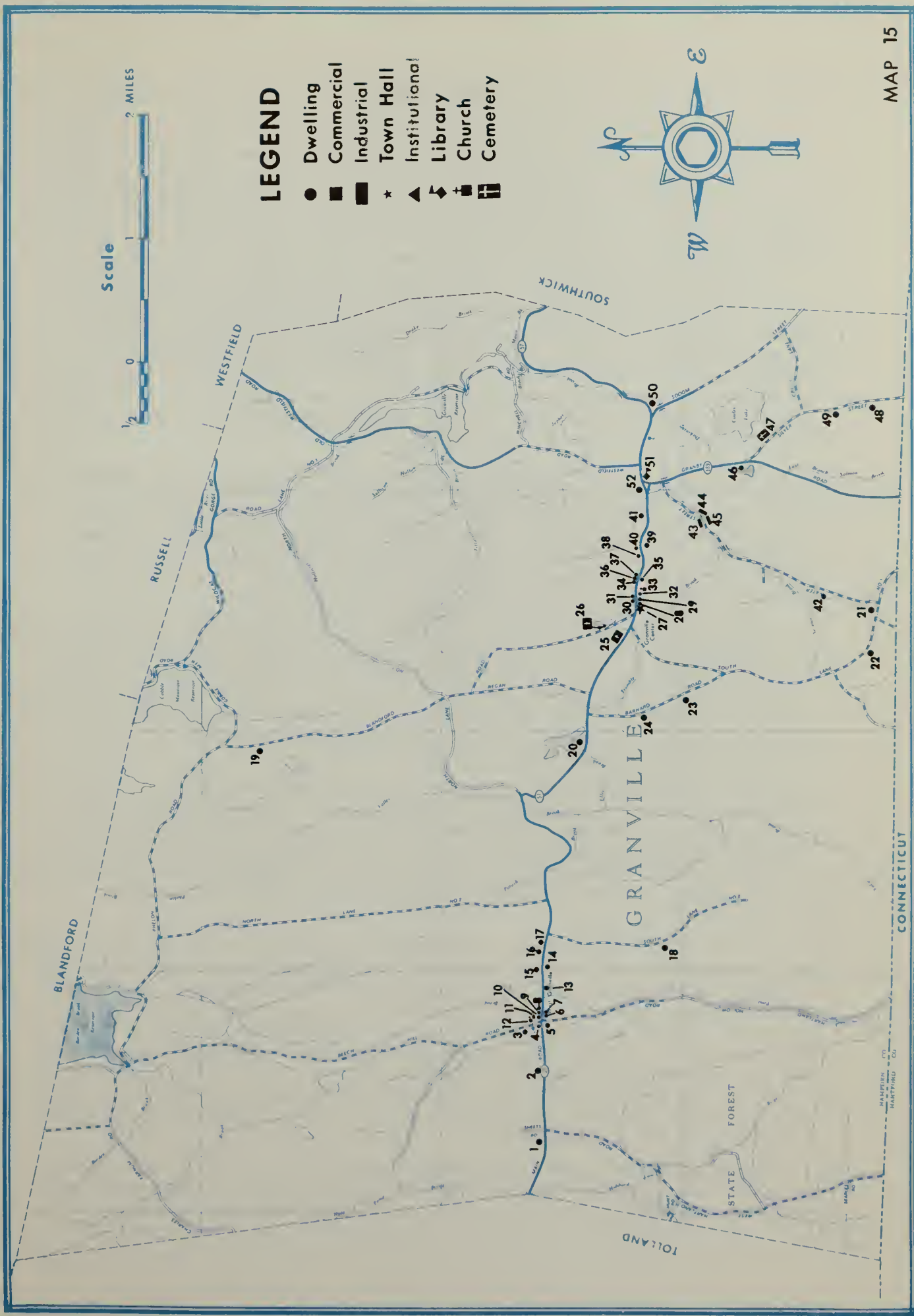
Granville's historic structures have been well cared for by their owners. One potential threat to them, however, is degradation of their settings through highway improvements such as widenings or relocations, particularly along Route 57. An indirect problem exists in the zoning by-law's lack of close regulation of future town growth.

In 1975 Granville appointed an historical commission; there is no historical society.

## Recommendations:

1. Create an historic district in West Granville, including inventory numbers 3 through 17 and sufficient open space to give it proper setting and protection.
2. Create an historic district in Granville Center, including inventory numbers 27 through 37 and sufficient adjacent open space; extension to include numbers 38 through 40 is also possible.
3. Apply for National Register listing for: the brick Federal house (no. 4), the Curtis Tavern (no. 6), the two "saltbox" houses (nos. 15 and 16), and two Federal dwellings (nos. 30 and 31); or apply for a Register district listing for the two areas containing the items in (2) and (3) above.

# Historic Preservation Inventory — Town of Granville





# Hadley

Settled in 1659 as one of the first communities in the region, Hadley has a rich legacy of history and architecture. Although this man-made heritage is distributed through most of the town, more than half of the 100-odd items inventoried by the Commission are located in the town center, which is distinguished by its mile-long common (now West Street), surviving from the early years as one of the most impressive in the region.

Hadley's most notable structure is the Porter-Phelps-Huntington House on River Drive (no. 12), built in 1752 by Moses Porter and now run by a foundation as a house museum. Modified into a gambrel-roofed Georgian Colonial dwelling in 1799, this house is Hadley's first listing on the National Register of Historic Places. The oldest house in the town is the Samuel Porter House at 26 West Street (1713), whose circa 1757 doorway has become famous in its own right as an outstanding example of the so-called Connecticut Valley doorway (no. 70).

The town's most distinguished public building is the First Congregational Church (1808) on Middle Street near Russell Street (Route 9) in Hadley Center, an exceptional example of Federal architecture (no. 46). Next to it is the Hadley Town Hall (1841), built like a number of others in this region in the popular Greek Revival style (no. 49). To the east of the town hall on Route 9 is the Hadley Farm Museum (1782), until 1930 a barn on the Porter-Phelps-Huntington estate (no. 48).

Another distinctive structure in the town center is the Ben Smith Tavern at 98 Bay Road, built in 1774, which has one of the few remaining spring-floor ballrooms (no. 36). Space does not permit mentioning all of the many noteworthy buildings in Hadley Center, but let it suffice here that their collective presence, which is reinforced by the common, produces a townscape of great esthetic strength. Preservation of this townscape, by means of an historic district and other devices, is a must.

Hadley's other population center at North Hadley also has considerable visual value. Among its notable buildings are the Greek Revival Second Congregational Church built in 1834 (no. 7) and the village hall building (1864-1871), erected as a school and village center and now used as a fire station, library, and community center (no. 8). The grouping of inventoried and non-inventoried structures in this village deserve protection as an historic district.

At the far southern end of Hadley is the Hockanum area, squeezed between the Connecticut River and the slopes of the Holyoke Range. Among its significant buildings are two former taverns of Colonial vintage. On Barstow Lane off Hockanum Road (Route 47) is the Enos Lyman House (1743), a "salt-box" once used as a tavern (no. 101). Down Route 47 is the White Horse Tavern built in 1747 by Ebenezer Pomeroy (no. 102). North on Route 47 is the last of the town's one-room schoolhouses, built of brick in 1840 (no. 100). At the top of Mount Holyoke nearby is the Summit House, built originally in 1851, which became an important resort hotel and tourist attraction during the Victorian era (no. 105).

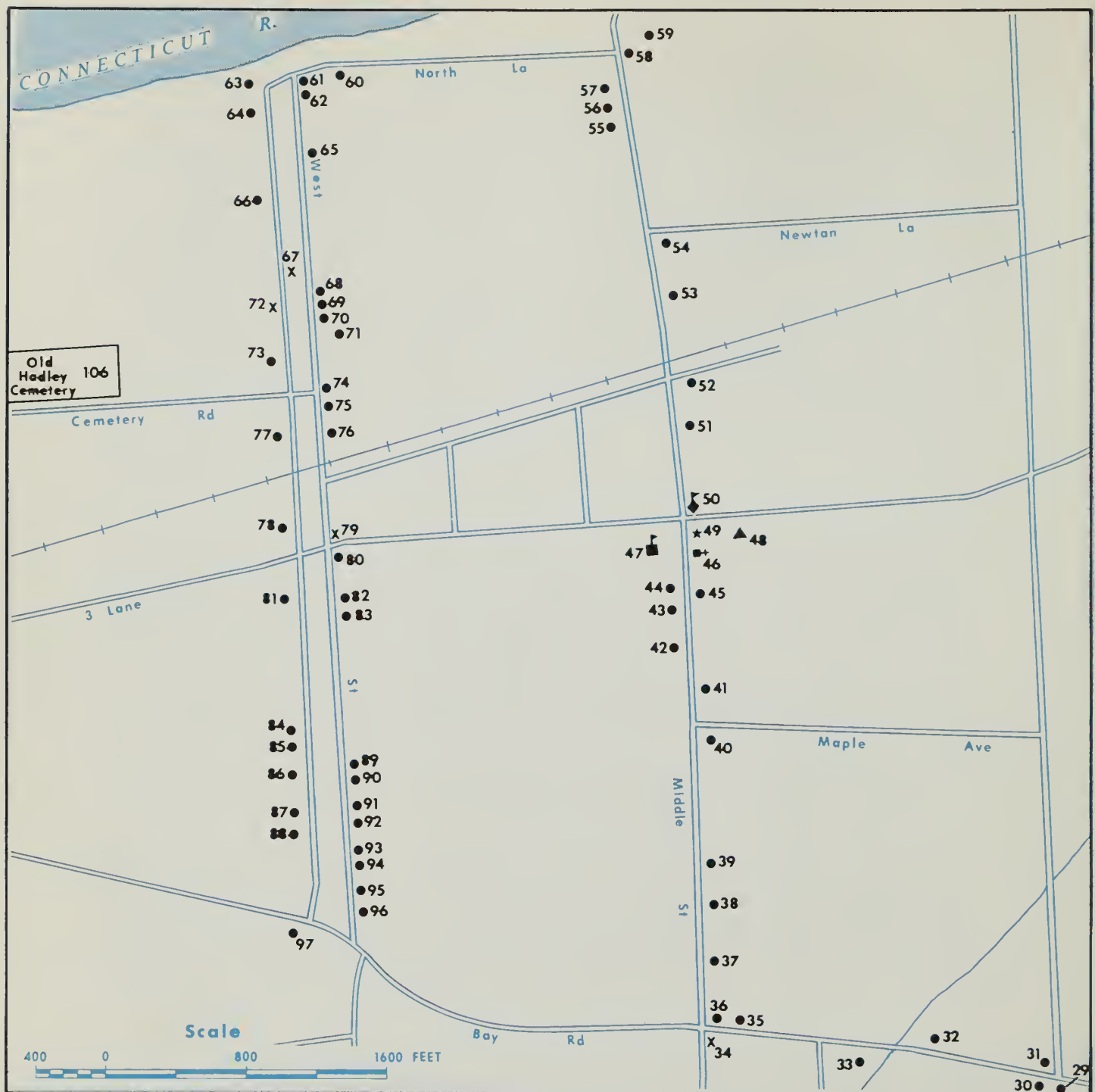
Among Hadley's other architectural attractions are a number of distinctive brick houses from the Greek Revival period, four of them on Bay Road (nos. 24, 26, 28, and 29) and one on Mount Warner Road (no. 14).

Hadley's location between the two largest population centers of Hampshire County, Northampton and Amherst, has produced growth problems which have had negative impacts on the town's historic properties. Chief among these is deterioration of much of the environment of Route 9, the heavily-travelled highway connecting Amherst with Northampton. Strip highway commercial development has proliferated, affecting both the properties on Route 9, via demolition and neglect, and those nearby; in the town center this includes many historically valuable structures. This trend has been facilitated by commercial zoning of the entire length of the highway. The town should seriously consider reducing the amount of such zoning on Route 9, and on Route 47, which has similar extensive commercial strip zoning. In addition, any relocation or enlargement of Route 9 should be designed with the utmost care, or if necessary not done, to avoid further deterioration of Hadley's historic, as well as its natural, environment.

Hadley has an historical society, and in 1974 appointed an historical commission.

#### Recommendations:

1. Establish an historic district in Hadley Center focused on the town common, which at its greatest extent would include the full length of West Street and incorporate inventory numbers 60 through 97. Another district should be established on Middle Street centering on the church and town hall and at its greatest extent running from Bay Road to North Lane and incorporating inventory numbers 34 through 59; numbers 29 through 33 on Bay Road could also be included. Both of these districts should have open space at their edges to act as setting and buffer.
2. Establish an historic district in North Hadley incorporating inventory numbers 6 through 10, intervening properties, and enough adjacent open space to serve as a protective buffer.
3. Apply for a National Register listing for the First Congregational Church (no. 46), separately, or as part of a National Register district listing for an area containing all of the items on West Street mentioned in Recommendation 1. Apply for a listing for the Samuel Porter House (no. 70), separately, or as part of a district listing for an area containing all of the items on Middle Street mentioned in Recommendation 1.



MAP 16 (Inset)

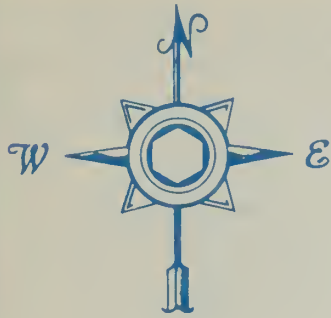
## LEGEND

- |                      |  |
|----------------------|--|
| ● Dwelling           | ✠ Church                               |
| ★ Town Hall          | ⚡ Cemetery                             |
| ◆ Other Governmental | X Monument                             |
| ▲ Institutional      | * National Register of Historic Places |
| 📖 Library            | 12 Porter-Phelps-Huntington House      |
| 🎓 School             |  |



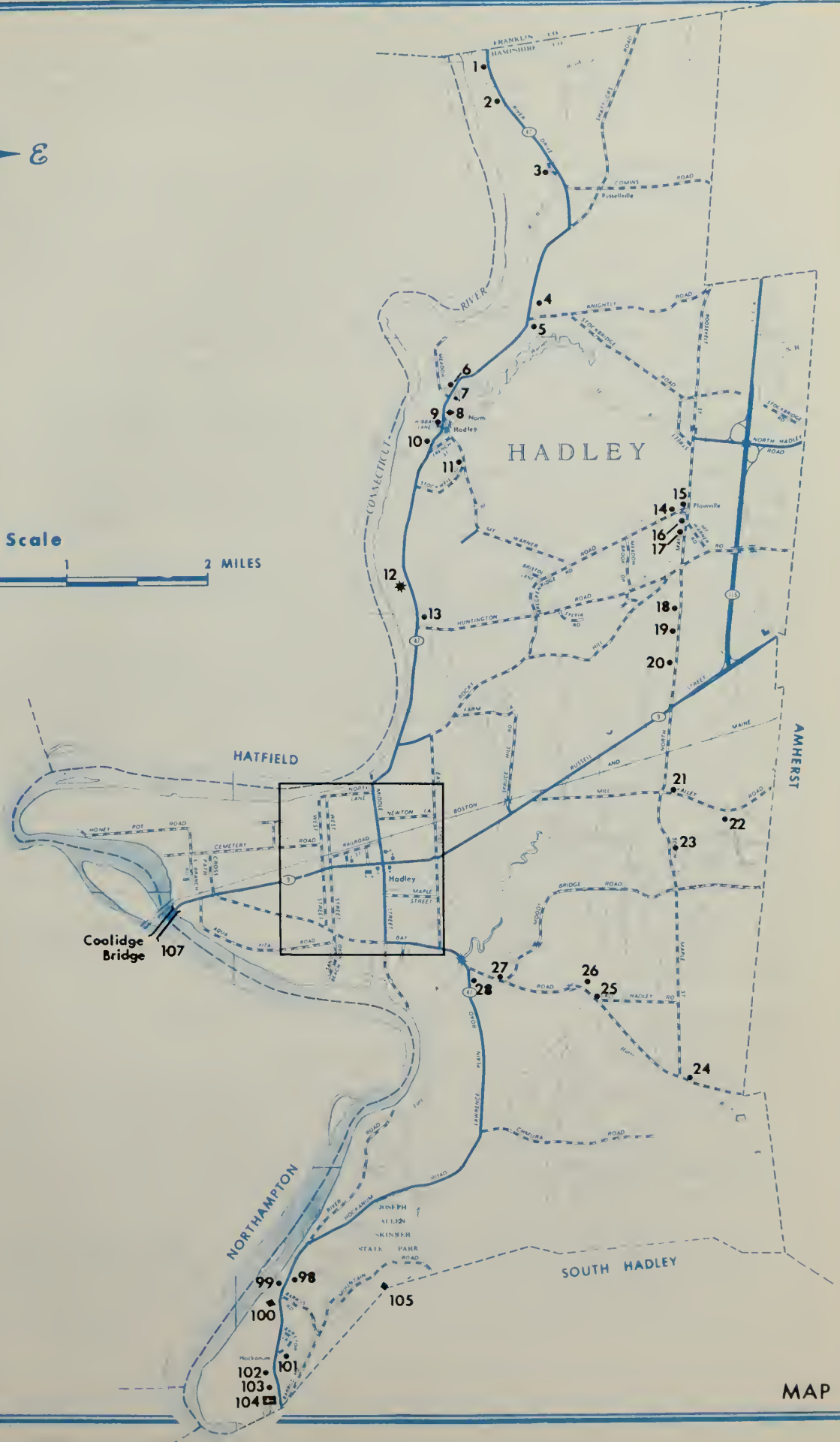
# Historic Preservation Inventory

## Town of Hadley



Scale

1/2 0 1 2 MILES



# Hampden

The Commission's inventory of this semi-rural town identified 69 structures and other items, spread through most of the town and clustered in its center. Hampden has a heavy representation of structures from the Georgian Colonial and Federal periods, a handful of Greek Revival buildings, and a number from the Victorian period.

Hampden was the home of Thornton Burgess, famous author of children's animal stories, and his house on Main Street (1742) is a well-preserved Early Colonial "cape" now owned by the Audubon Society (no. 45). The Federated Community Church (1832) and Academy Hall (1850-52) grace the center of town with their greek Revival design (nos. 25 and 28). Across Main Street is a small house built in 1875 which handsomely illustrates the Mansard style (no. 27), and down the street are two good examples of the Georgian Colonial style (nos. 38 and 41), built in 1789 and 1792 respectively. At the corner of Main Street and Chapin Road is an impressive monument built in 1919 as a World War I memorial (no. 39).

At the far western end of the town center on Main Street is a row of similar one and one-half story mid-19th century dwellings built as mill housing (nos. 12-17). The uniformity in style and scale of this row makes a strong impression as one approaches or leaves the town center. On Somers Road is an attractive Gothic Revival home (1840) with characteristic board and batten siding (no. 6).

The extensive grouping of inventory items in Hampden's center (nos. 12-45) is well suited for preservation through creation of an historic district, covering all or part of the area.

Although Hampden has no numbered highways running through it, the threat to its historic structures of ill-conceived road improvements should be watched closely. The presence of business zoning in the town center and elsewhere could also become problematical, as a result of demolition or poor adaptation for commercial use, neglect in anticipation of such changes, and negative effects from the adjacency of commercial use. The provision for site plan review in the zoning by-law should be used to the advantage of landmark structures. To help preserve Hampden's historic as well as its natural amenities, the town should plan future land use carefully, guided by its Master Plan.

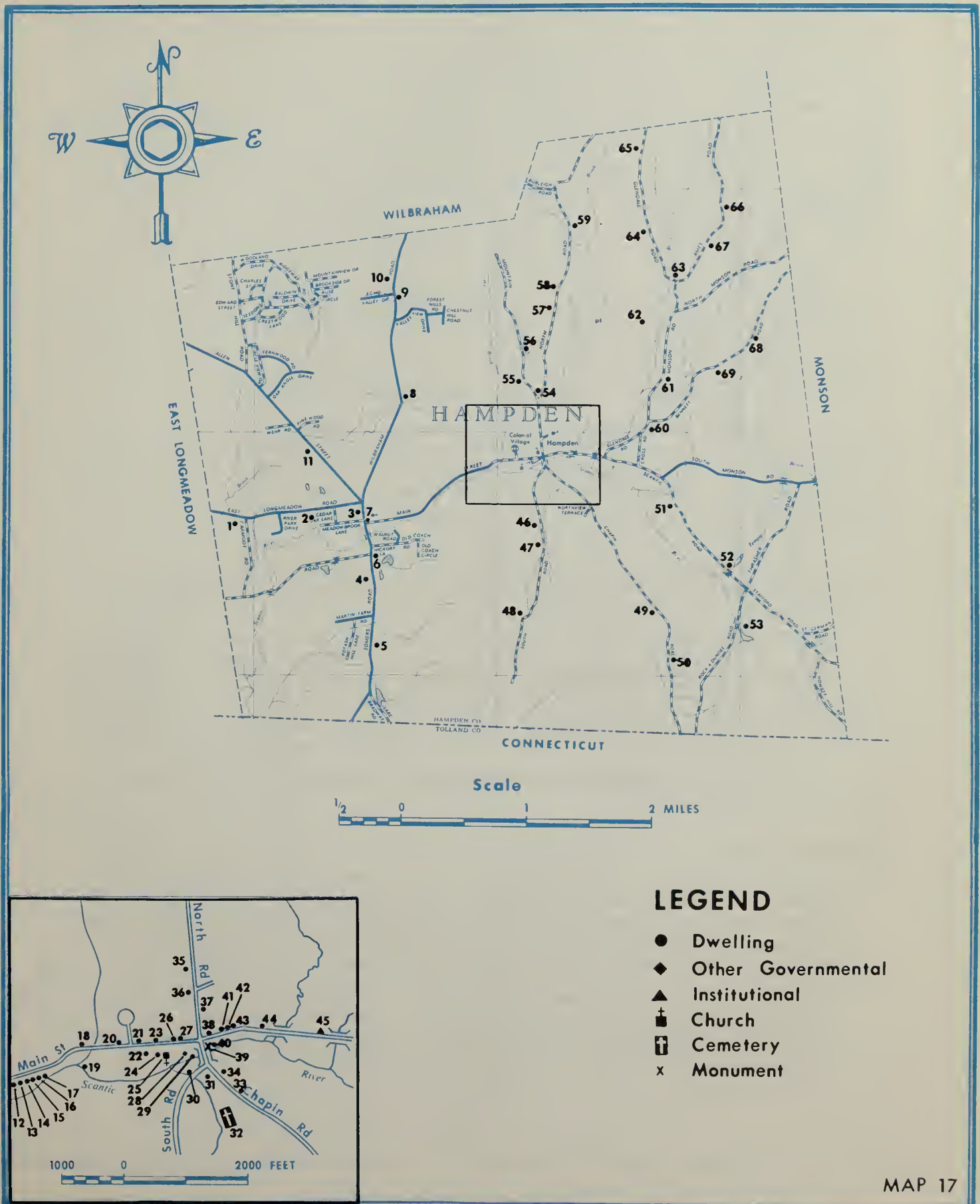
Hampden has an historical society, which has been active in the restoration of Academy Hall, but as of this writing it has not created an historical commission.

## Recommendations:

1. Create a Hampden Historical Commission.
2. Create an historic district in the town center, incorporating inventory numbers 21-29 and 38-45 at first, and later expanding to include numbers 12 through 45, including sufficient open space around it. The Historical Commission should coordinate the creation of the district with the open space planning of the Conservation Commission.
3. Apply for National Register listing for the Laughing Brook house (no. 45), separately or as part of a National Register district covering an area containing most or all of the items mentioned in (2) above.

# Historic Preservation Inventory

## Town of Hampden





# Hatfield

Hatfield has many architecturally and historically significant structures, located chiefly on the main streets in its southeastern section. There are a few Early Colonial structures, more from the Georgian Colonial and Federal periods, and quite a number of Greek Revival buildings. Hatfield also has a number of distinguished buildings from the Victorian period, mainly in the Italianate and Second Empire (Mansard) styles.

One of the town's most historic structures is the birthplace of Sophia Smith, founder of Smith College, on Main Street (no. 30), said to be built in 1790. Next door at 26 Main is an unusual and imposing home in the Mansard Style (1865), also lived in by Ms. Smith (no. 31). Just to the south is a beautiful Georgian Colonial home, the David Billings House (1783) (no. 29). The John Dickinson House, at South Street and Bridge Lane, is a good example of an Early Colonial "saltbox". Its doorway, evidently a Georgian addition, is of unusual design and beautifully detailed (no. 24).

To the north at 31 Main Street is the Roswell Billings House (1760), a "saltbox" with a choice Connecticut Valley doorway (no. 34). Nearby are the Greek Revival Church (1849) (no. 37), the Third Meetinghouse (1750) (no. 39), a porticoed Greek Revival home (no. 45), the Victorian brick Smith Academy building (1871) (no. 46), a bracketed Mansard Style residence at 86 Main Street (no. 51), and an Italian Villa Style home at 89 Main (no. 52).

At 40 School Street is a Greek Revival house with a portico (no. 48), and at 17 Maple is one of the region's relatively rare brick Federal dwellings (no. 16). The Jonathan Graves House on Elm Street is an impressive Victorian Gothic structure now used as the Hatfield Barn (no. 9). Hatfield also has an early 19th century mill building on Bridge Street at the Mill River (no. 14).

Hatfield has an impressive concentration of inventoried structures lining Elm, Maple and Main Streets, much or all of which is suitable for creation of an historic district.

The historic structures of Hatfield have been well cared for and face no immediate threats to their existence. In the future, however, changes in the zoning map to expand commercial districts should be considered carefully as to their effect on historic buildings, and road and highway improvements, chiefly relocations and widenings, must be designed sensitively or avoided, to prevent degradation of the setting of these buildings.

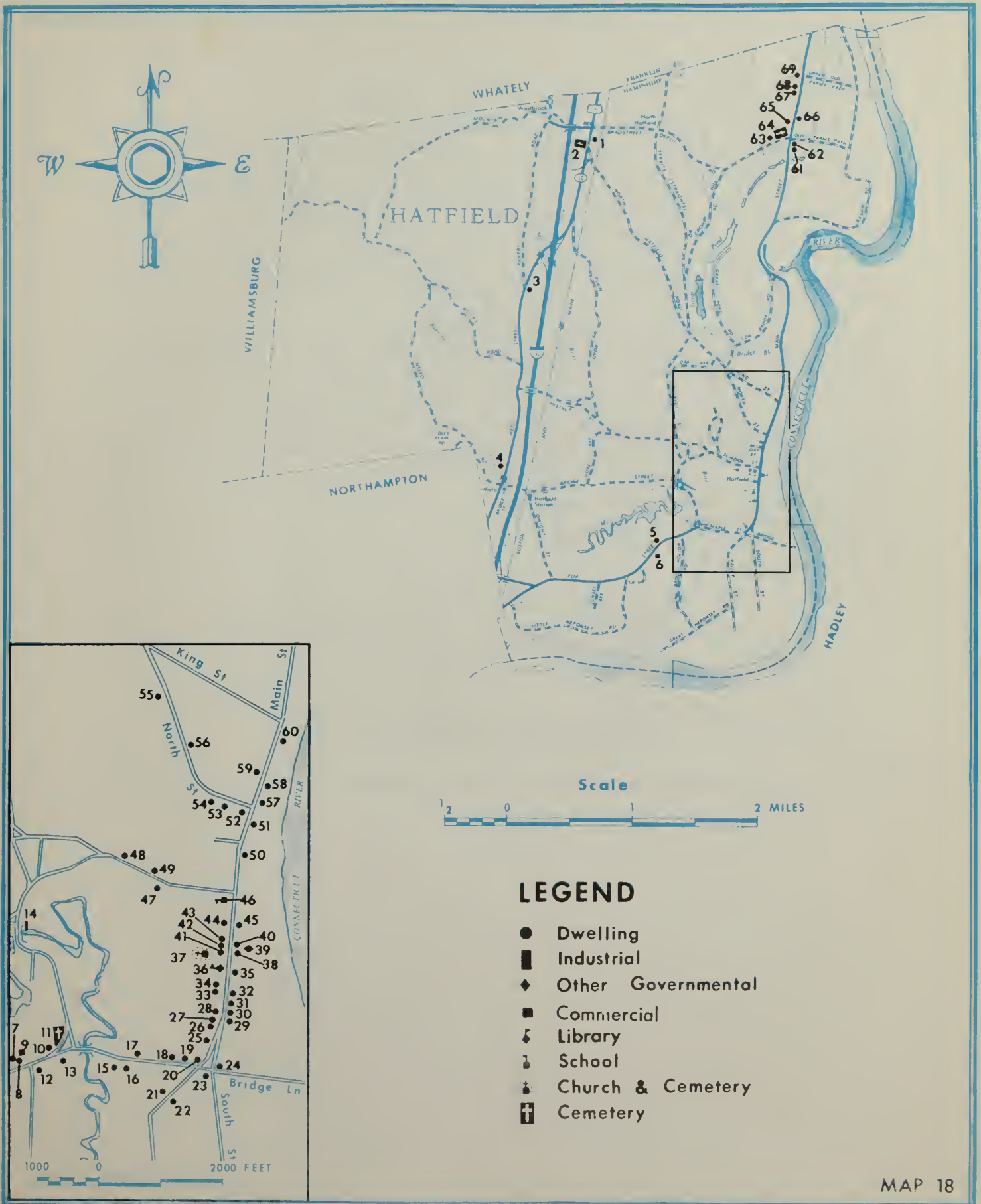
Hatfield has an historical commission and historical society, both of which are fairly active.

## Recommendations:

1. Create an historic district in the town center, incorporating inventory numbers 15 through 46, 50 through 54, and 57 through 60, with possible later expansion to include numbers 5 through 13. The inclusion of some open space and/or non-historic property at the edges of the district is desirable, to provide a proper setting and protection for the district.
2. Apply for National Register listings for: the Sophia Smith birthplace (no. 30), the Third Meetinghouse (no. 39), and the early mill (no. 14). The first two could be listed either as separate items or as part of a National Register district which would cover the items listed in (1) above.

# Historic Preservation Inventory

## Town of Hatfield



# Holland

The Commission's inventory for Holland, the second smallest town in the region in area, identified nine items including one cemetery. These are located mainly in the northern part of the town, and are from the Georgian Colonial, Federal, and Greek Revival periods.

Of note is the Greek Revival Holland Congregational Church (1859) (no. 1), the Town Hall (1820) also in the Greek Revival style (no. 3), which was originally a church, and the Webber House on Brimfield Road (no. 6), a well preserved "cape" said to be the oldest structure in town. Of considerable architectural interest is a house on East Brimfield Road built in 1827 which displays a mixture of Federal and Greek Revival details (no. 9). The design of its pediment, with its lunette window, is similar to those in two Brimfield houses (nos. 53 and 55), attributed to the designer-builder Elias Carter.

There is no major grouping of historic structures in Holland, although the Congregational Church, the residence next to it, and the Town Hall form a small cluster which could be made into an historic district (nos. 1-3).

No significant threats to Holland's historical heritage now exist, but roadway improvements should be watched closely, especially in the town center.

There is no historical commission in Holland and an historical society has only been recently formed.

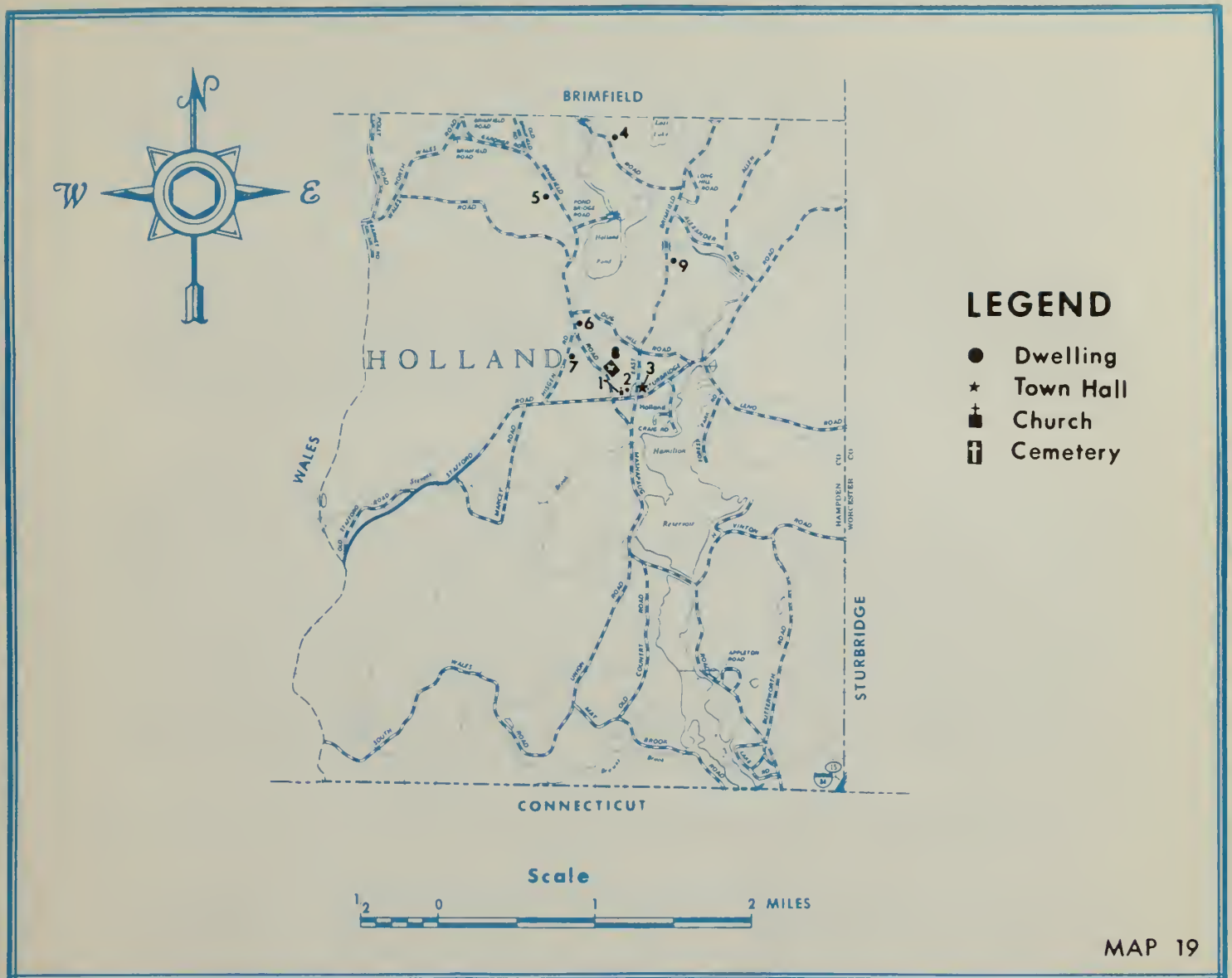
## Recommendations:

1. Set up a Holland Historical Commission.
2. Create a small historic district in the town center, including inventory numbers 1 through 3 and sufficient open space to act as a buffer against incompatible adjacent development.
3. Apply for a National Register listing for the Federal/Greek Revival dwelling on East Brimfield Road (no. 9).



# Historic Preservation Inventory

## Town of Holland



# Holyoke

This city, more than perhaps any other in the region, owes its physical appearance to its development in the mid and late 19th century. Conceived and built from 1848 as a planned industrial city around a series of canals, Holyoke flourished as a manufacturing center for paper and other products. The vast stock of industrial buildings from the Victorian and post-Victorian period, and the residential buildings, commercial blocks, governmental and institutional structures, churches and schools built during the same era, give this city a present-day form and atmosphere unique in the region and of great value for the future.

The Commission's inventory, done in conjunction with the Holyoke Planning Department staff, identified 169 items, concentrated chiefly in the original planned core of the city. Many of these are industrial structures lining the First, Second, and Third Level Canals. Many other non-industrial buildings were inventoried nearby. Additional significant structures are scattered through the remaining portions of the city, including a number from the pre-industrial period.

Among the industrial buildings of significance, one of the earliest and best cared for is the Graham mill on the Second Level Canal, built in the middle of the 19th century by the Hadley Falls Company, developer of the original Holyoke canal and dam system (no. 6). Across the canal is a group of five rows of townhouses (nos. 36-40) built by the company for its workers. All of these are now listed as a district on the National Register of Historic Places ("The Hadley Falls Company Housing District"), and three (nos. 36-38) have been restored by the Holyoke Model Cities program. Nearby on Bowers Street is the former railroad terminal designed by noted architect H. H. Richardson (no. 41) and the especially handsome Fire Station No. 4 on North Canal Street (no. 70). An historic district incorporating these and other buildings and parts of the canal system would greatly assist in their preservation.

The Holyoke Dam (no. 110) and the canal system (no. 111) have been inventoried as structures of prime importance in the city's history.

Holyoke is distinguished by the richness and variety of its Victorian architecture, and this is especially evident in the commercial buildings which line many of its streets. The two buildings at 20-22 and 24-26 Main Street, built in 1886 and 1884, are exemplary (nos. 58 and 59).

In the downtown sector of Holyoke the foremost landmark for many years has been the Holyoke City Hall (1875) whose Victorian Gothic tower dominates the skyline (no. 101).

Northwest of the downtown is the city's original prime residential area. Along such streets as Dwight, Beech, Linden, Maple, Chestnut, Elm, and others are imposing homes, churches, and schools from the late 19th and early 20th centuries. One of these is Wistariahurst on Cabot Street, now a museum and listed on the National Register, which is the former home of the Skinner family moved to its present site from Williamsburg in 1874 (no. 136). Although a number of buildings have been altered or torn down, the integrity and visual appeal of the area remains. Parts or all of this area should be made into an historic district.

The oldest inventoried structures are located in the western rural or semi-rural parts of Holyoke. Included among these are the Goodyear House

(c.1780) on Homestead Avenue (no. 166), and the old cemetery at the corner of Rock Valley and Keys Roads (no. 162). The Elmwood Cemetery on Route 5 is also of considerable historical value (no. 156).

Holyoke's historic structures, like those in most urban centers, are faced with a full range of forces working against their preservation or restoration. Demolition, neglect, poorly-designed alterations, changes in use, inappropriate zoning, highway construction, and urban renewal have all contributed to the erosion of the physical past.

Actions must be taken to reduce these degradations in the future. City policy should be made directly supportive of preservation values. Forthcoming local decisions on the design of highway and urban renewal projects should be made carefully to avoid wherever possible the removal or deterioration of landmarks. The zoning ordinance should be amended as necessary in text and map to reduce such problems as where commercial or other zoning has unnecessarily encouraged deterioration. The concept of recycling of old buildings should be vigorously promoted by the city.

Holyoke established an historical commission in 1973.

#### Recommendations:

1. Establish an historic district in the canal industrial area incorporating the Graham Mill (no. 6), the Hadley Mills townhouses (nos. 36-40), the former railroad station (no. 41), Fire Station No. 4 (no. 70), parts of the Second Level Canal (no. 111), and related adjacent structures. To provide protection for the district, the inclusion of non-historic property at the edges of the district is recommended. Later expansion of the district to include additional parts of the canal system and additional industrial buildings is desirable. Future renewal projects for this area should place top priority on the restoration and active re-use of these structures.
2. Establish an historic district in the area northwest of downtown, including inventory numbers 135 through 147 as a beginning, with later expansion.
3. Apply for National Register listing for: the Graham Mill (no. 6), the railroad station (no. 41), and the canal system (no. 111). These can be applied for separately or a National Register district listing can be sought which would add to the existing Hadley Falls Company Housing District.
4. Apply for National Register listing for the City Hall (no. 101) (now in progress).
5. Explore the feasibility of establishing a facade easement program.



# Historic Preservation Inventory

## City of Holyoke

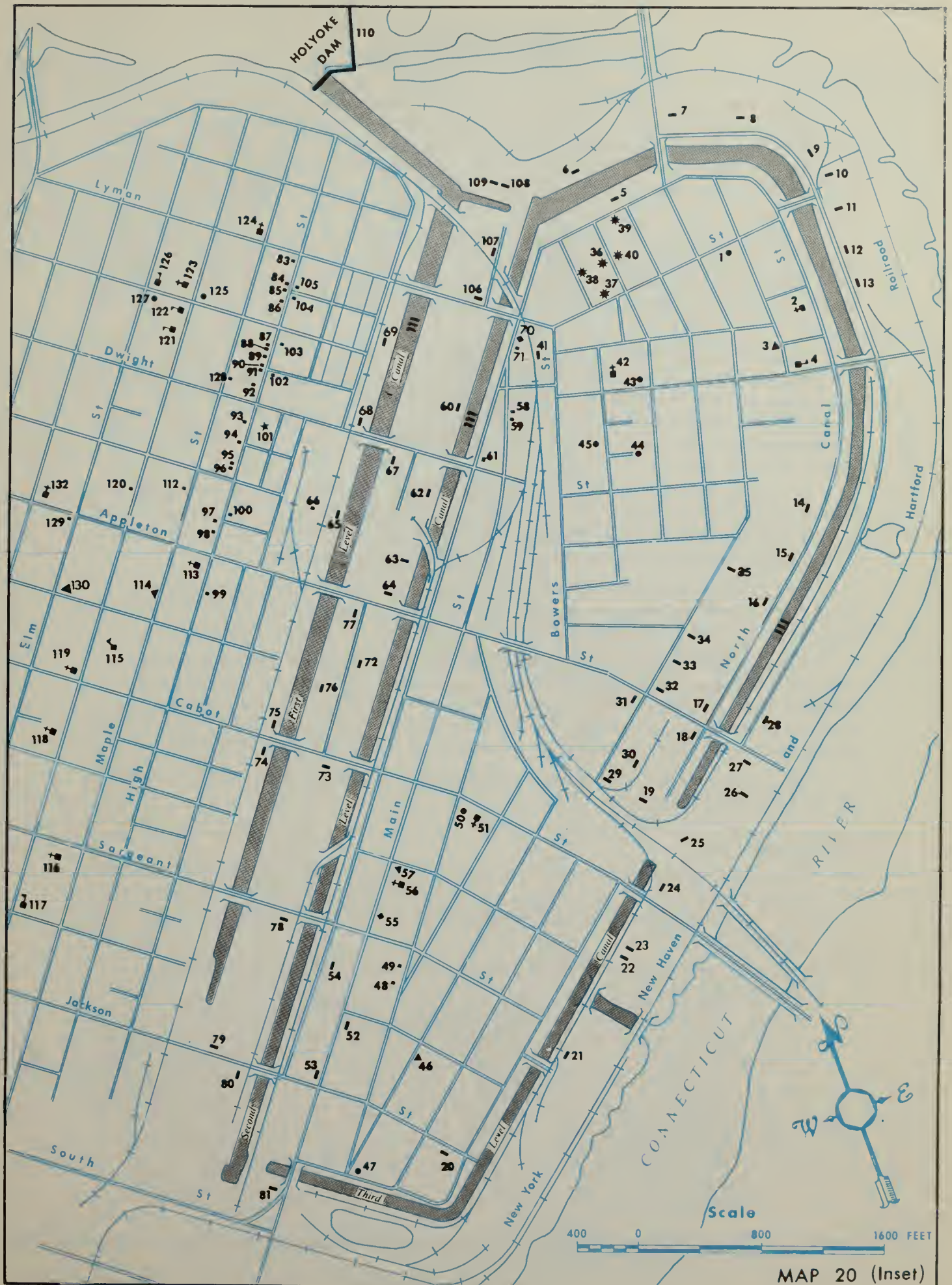


### LEGEND

- Dwelling
- Commercial
- Industrial
- ★ City Hall
- ◆ Other Governmental
- ▲ Institutional
- ◆ Library
- School
- ✙ Church
- ✙ Cemetery
- \* National Register of Historic Places

36 - 40 Hadley Falls Co  
Housing District  
136 Wistariahurst







# Huntington

Like some of the other rural towns in this region, Huntington was once a manufacturing center. The Commission's inventory of 29 items reflects this with its many structures in the Greek Revival and Victorian styles. The items surveyed are located in the southern portion of the town, including Huntington's town center at the confluence of two branches of the Westfield River.

Among Huntington's earliest buildings is a 1½-story gambrel house on County Road, said to have been built in 1759 (no. 27). Near it on the same road is a Georgian Colonial dwelling of "saltbox" form (no. 25). Another early home is the Federal house on Fisk Avenue at Cook Hill Road (no. 1).

A good illustration of the blossoming of Greek Revival architecture in New England is the well-preserved First Congregational Church (1841) on Barr Road in the Norwich Hill section of the town, built on the same site as the first meetinghouse in Huntington (no. 28). Located near each other on Route 20 in the town center are two handsomely porticoed Greek Revival homes (nos. 4 and 5).

An early Victorian style, the Romanesque Revival, is illustrated by the Highland Grange Hall on the town green (c.1862), built originally as the Second Congregational Church (no. 10). Also of interest in the town is a former schoolhouse at Route 112 and Bromley Road (no. 19).

Huntington does not have a tight grouping of historic structures. This does not preclude the possibility of establishing an historic district, however, and the town center should be studied for such treatment.

Many of Huntington's historic buildings have suffered from deterioration and poorly-designed alterations, some of which is attributable to changes from residential to commercial use. Highway reconstruction can also be a problem and should be closely watched in the future, especially since Routes 20 and 112 pass by a number of items on the inventory.

The town has an historical commission, established in 1971. There is no historical society.

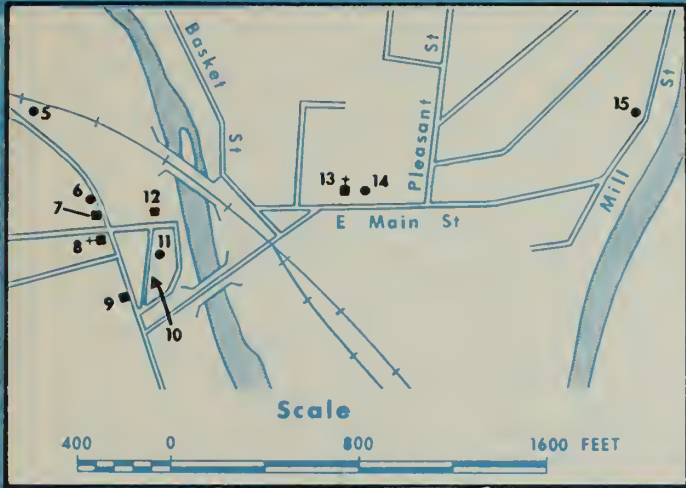
## Recommendations:

1. Study the possibility of creating an historic district in Huntington's center, incorporating some or all of inventory numbers 4 through 12, plus non-historic property and/or open space at its edges to act as a protective buffer.
2. Apply for National Register listing for the First Congregational Church (no. 28).



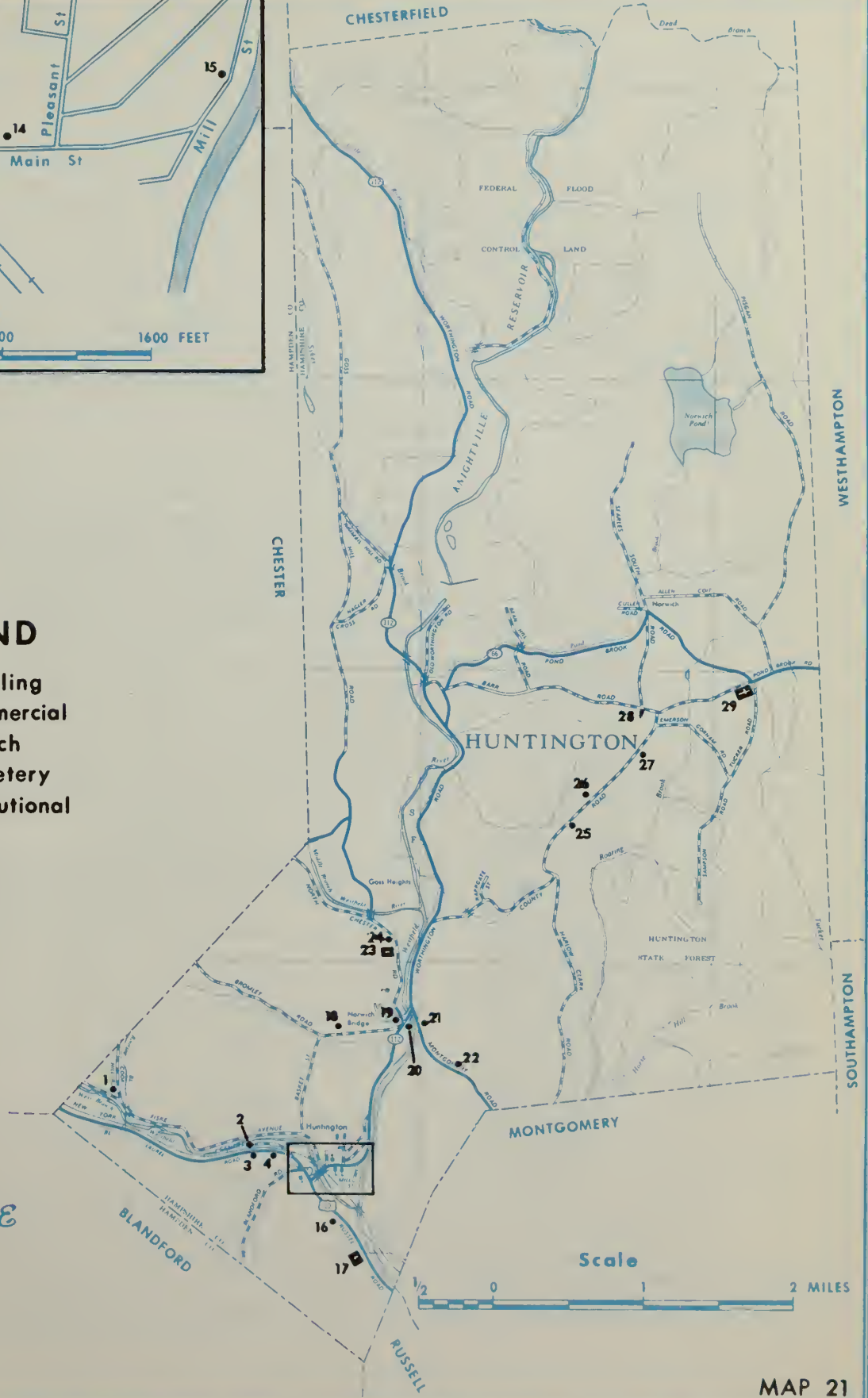
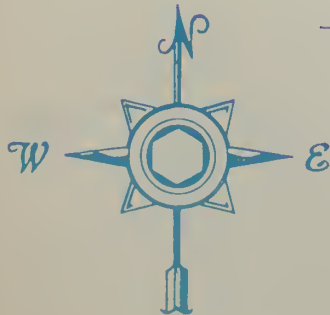
# Historic Preservation Inventory

## Town of Huntington



### LEGEND

- Dwelling
- Commercial
- ✚ Church
- ⌈ Cemetery
- ▲ Institutional



# Longmeadow

Longmeadow is distinguished in this region among towns of its size for the quantity and quality of its historic architecture, and the setting of this structural heritage puts the town in the forefront of New England town design. Virtually all of the 88 items inventoried for Longmeadow are located on or near Longmeadow Street, the historic main thoroughfare which runs the length of the town. Approximately midway down this street is the Longmeadow green, a well-proportioned public open space which adds greatly to the visual appeal of the architecture which lines it.

The Georgian Colonial is the most heavily represented period among the structures surveyed, but there are examples of most periods, including a number from the Victorian era and some from this century.

Among the most notable Colonial structures are the Colton House (1735) at 787 Longmeadow Street, owned by the Society for the Preservation of New England Antiquities (no. 50), the Storrs House (1786) at 697 Longmeadow Street, used by the Longmeadow Historical Society as a museum (no. 31), the dwelling at 14 Fairfield Terrace (c.1700) reported to be the oldest in the town (no. 14), and the Alexander Field House at 280 Longmeadow Street (1794), an elegant example of late Georgian Colonial architecture (no. 8). The First Church of Christ at 763 Longmeadow Street, built in 1768 and remodelled a number of times since, provides a focal point for the green (no. 45).

Also of note are three brick Federal homes (nos. 4, 12, and 34), and a number of public buildings in the Georgian Revival style from the earlier part of this century, including the Longmeadow Community House (no. 36) and the Town Office Building (no. 38). An outstanding domestic example of the Georgian Revival is the large gambrel-roofed house at 734 Longmeadow Street (no. 35), built in 1885 and extensively changed in 1906.

The greatest concentration of important structures is located along and near the Longmeadow greer (nos. 23-74). Preservation of these buildings and their setting is more or less assured as a result of the creation in 1974 of an historic district encompassing most of these structures and the green. Extension of the district boundaries northward and southward to the town lines and in other directions to include inventory numbers 40 through 42, 55, and 71 is recommended.

Longmeadow's historic buildings have been well cared for over the years. The chief threat to them is the possibility of modifications to Longmeadow Street, which is also U.S. Route 5. Widening or otherwise rebuilding this roadway, including its intersections, would upset the excellent scale balance now existing among structures, grounds, and roadway pavement, and would introduce other visual problems. Listing the historic district on the National Register would be helpful in preventing such deterioration.

Longmeadow has an historical commission and an historical society.

## Recommendations:

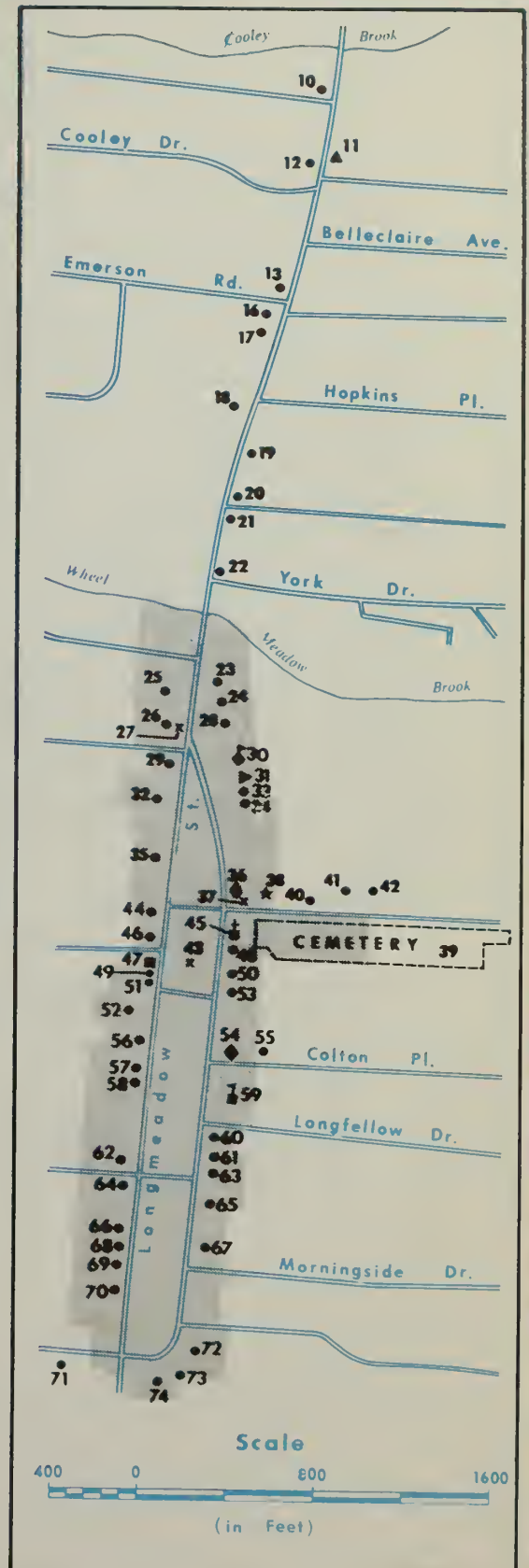
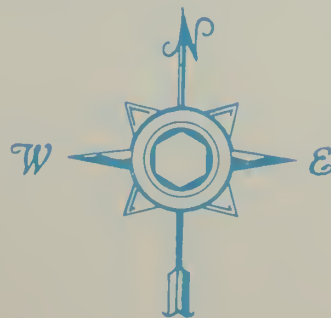
1. Submit for listing on the National Register the Longmeadow Historic District, adding numbers 40, 41, 42, 55, and 71. Apply for Register listings for notable structures now outside the historic district, including the Alexander Field House (no. 8) or, as the district is enlarged or new ones are created, have these areas listed on the Register.
2. Enlarge the present Longmeadow Historic District to include inventory numbers 1 through 13, 16 through 22, 40 through 42, 55, 71, and 75 through 87 or create separate districts as necessary to incorporate these items.

# Historic Preservation Inventory

## Town of Longmeadow

### LEGEND

- Dwelling
- Commercial
- ★ Town Hall
- ◆ Other Governmental
- ▲ Institutional
- 📖 Library
- 🎓 School
- ✝ Church
- x Monument
- Historic District (adopted by municipality)





# Ludlow

The Commission's survey of Ludlow identified 23 items of architectural and historical interest, located in both the urbanized and rural sections of the town. The Greek Revival style is the most heavily represented, but there are examples from most other periods also.

The connected row of industrial buildings along State Street, now used by a number of firms, is an exuberant example of late Victorian industrial architecture, especially with its ornate clock tower (no. 20). The commercial/office block across the street (no. 21) is an imposing structure built at about the same time.

The group of buildings clustered around a village green in Ludlow Center (nos. 7-13) is notable both for its individual architecture and for the remarkable townscape qualities of the whole. The old meetinghouse (1784), now used as a grange hall, is a rare surviving example of its kind (no. 9). The Romanesque Revival First Church (1859) is a well-articulated and graceful structure (no. 8). With the rest of the inventoried structures and the cemetery, a particularly pleasing village scene results which should be preserved as an historic district.

One threat to some of Ludlow's historic legacy are the poor alterations resulting from changes in use of the structures. This is particularly true of the industrial complex (no. 20). Highway reconstruction, especially when it involves numbered routes like Route 21, must be carefully designed so as not to damage either historic buildings or their settings. Commercial zoning could also present problems to Ludlow's historic buildings, particularly in the urbanized area.

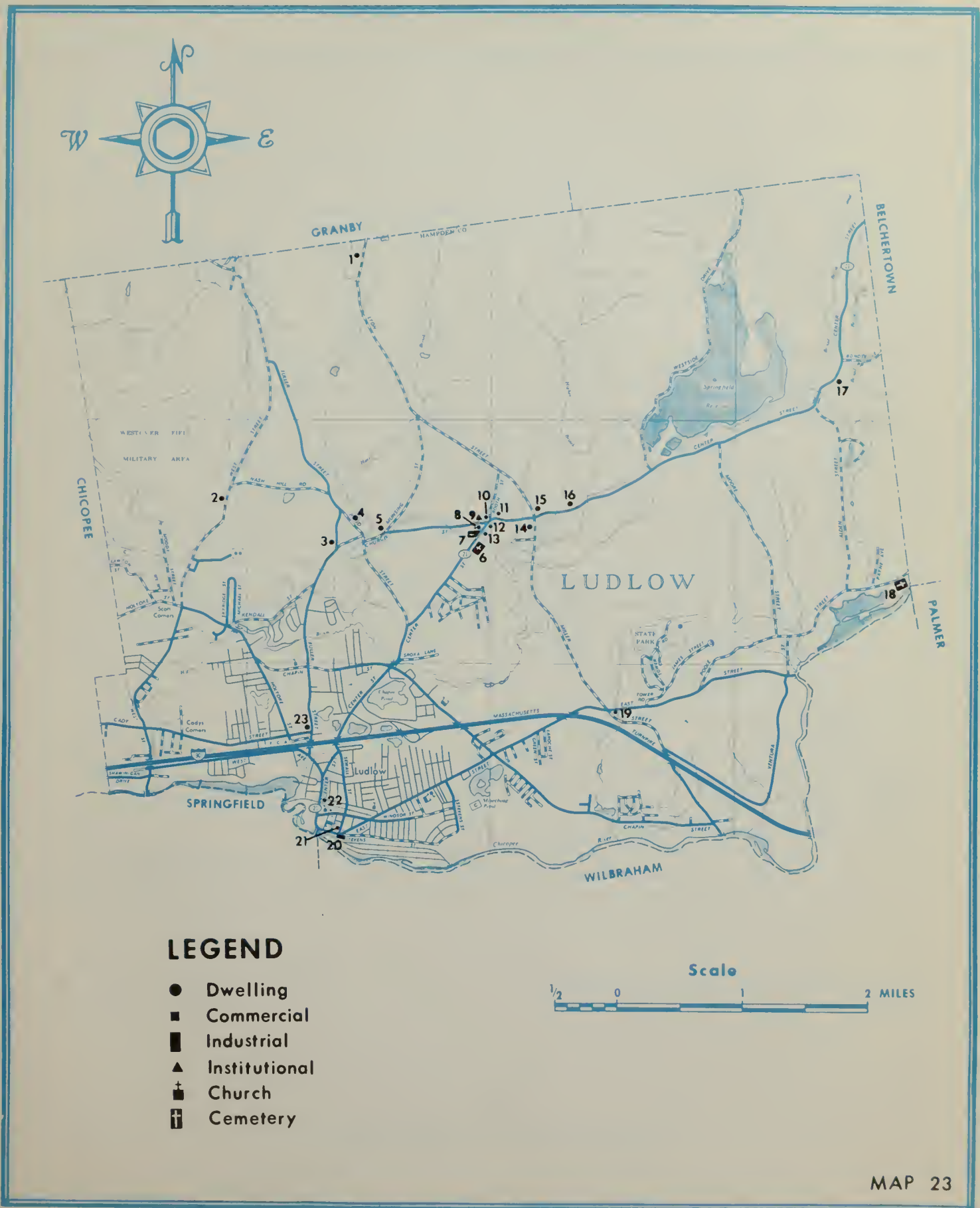
At present, Ludlow has neither an historical commission nor an historical society, a situation shared by few other municipalities in this region.

## Recommendations:

1. Create a Ludlow Historical Commission.
2. Create an historic district in Ludlow Center, incorporating inventory numbers 7 through 13 and enough open space around these items to act as a protection against later unsympathetic development.
3. Apply for National Register listings for: the old meetinghouse (no. 9) and the First Church (no. 8), either separately or as part of a National Register district listing covering an area containing all of the items listed in Recommendation 2.

# Historic Preservation Inventory

## Town of Ludlow



# Middlefield

Middlefield is a relatively isolated Hampshire County town which, like many of its neighbors, has great visual appeal stemming from both its natural and architectural past. The Commission's inventory identified 39 structures and cemeteries, scattered along the town's roads and clustered in its center. Like other rural towns, there is a preponderance of structures in the Georgian Colonial, Federal, and Greek Revival styles. A number of gambrel-roofed Colonial dwellings are to be found in the town.

At the corner of Arthur Pease and Main Roads is the former Blossom Tavern (c.1780) which has two virtually identical front facades and a spring-board floor on the second floor (no. 15). A rare architectural expression is found in the house on Town Hill Road which has a gambrel roof in the front and a "saltbox" roofline at the rear (no. 36). The church in the center of town, combined from two separate buildings, displays a Greek Revival design much different from the usual churches in this style (no. 22).

A distinctive Greek Revival dwelling on Main Road has paired fluted pilasters which give the house a lightness uncharacteristic of this style (no. 24); a nearby house (no. 27) has the same type of pilasters. At the corner of Main and Town Hill Roads is an imposing example of the Italianate style from the Victorian period, complete with cupola (no. 32).

Middlefield has an important grouping of structures at the town center (nos. 20-27, and 32), which is suitable for historic district treatment.

No direct threats now exist to Middlefield's landmarks. Future road construction or modification, however, should be carefully designed to avoid adverse impact on these structures and their settings, especially in the center of town. Indirect problems could stem from the multi-purpose water impoundment structures proposed for sites in and near Middlefield as part of the West Branch project, if these projects induce uncoordinated growth in the town. Damage to both natural and man-made environments could result if proper local development controls are not enacted and enforced.

In 1973 Middlefield established an historical commission.

## Recommendations:

1. Create an historic district in the town's center, incorporating inventory numbers 20 through 27 and 32, and including open space at its edges suitable to maintain its setting.
2. Apply for National Register listing for: the Blossom Tavern (no. 15), the church (no. 22) and the Italianate house (no. 32). The latter two items could be included in an application to list the town center area on the Register, covering an area which would include the items mentioned in Recommendation 1.



# Historic Preservation Inventory

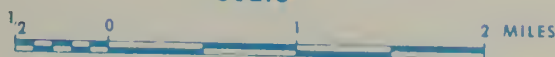
## Town of Middlefield



### LEGEND

- Dwelling
- Commercial
- ◆ Other Governmental
- ✝ Church
- c Cemetery

Scale



# Monson

This large Hampden County town has many structures of architectural and historical significance, scattered throughout the town and closely grouped in its center. The inventory identified 146 items, including nine cemeteries and one monument, ranging from the Early Colonial through the Victorian periods. The Georgian Colonial, Federal, and Greek Revival styles dominate, as is usually the case with rural New England communities. And, reflecting Monson's 19th century activity as a manufacturing center, there are a number of early industrial buildings still standing.

Among the many Georgian Colonial and Federal houses are a number of 1½-story homes, including some in the gambrel and so-called "cape cod" form. There are also a number of late Georgian or early Federal hip-roofed dwellings, an impressive example being the house at the corner of Maxwell and Dickinson Roads (no. 1). An unusual Georgian structure on Cushman Street in Monson Center features a monitor roof, a rare version of the hip roof which consists of a small rectangular windowed structure capping the main roof (no. 89). This dwelling also has a beautiful late Georgian doorway. On Main Street nearby is a house said to be the last built by well-known architect Elias Carter, whose works appear in other towns in the eastern portion of the region (no. 80).

Monson Center has a number of other notable structures. Dominating much of the area from its favorable site at the junction of Main and High Streets is the Congregational Church, a well-sculptured Romanesque Revival building completed in 1873 (no. 59). Just down the street is the Monson Library (1882) in a spirited version of the Richardsonian Romanesque style (no. 62). The Methodist Church, at the corner of Main and Cushman Streets, is an early Romanesque Revival structure built in 1850 (no. 85), and the Memorial Town Hall (1885) is a massive Victorian structure built of Monson granite (no. 93).

In the 19th century many industrial buildings stood alongside Monson's rivers and streams. A former textile mill still stands on Cushman Street (no. 91), and three structures now housing Zero Manufacturing also remain (nos. 101, 110, 111).

The clustering of inventoried buildings along and near Main Street in Monson Center is important and suitable for creation of an historic district, which at its greatest size could extend from the vicinity of Main and Thompson Streets southward to King Avenue. Initially a district could be formed in the Main/Cushman area or around the Congregational Church and library.

Although Monson has a sophisticated zoning by-law, the presence of commercial zoning districts in the town center can be inimical to preservation of the large group of historic buildings in and near the area. Problems stemming from the possible conversion of these structures from residential to commercial include demolition and poorly designed alterations as well as neglect in anticipation of such changes. Commercial uses adjacent to historic structures often have adverse impact also. Limiting the types of commercial uses permitted and instituting strict design controls will help lessen these impacts, as will the establishment of an historic district.

Another threat to Monson's man-made heritage is highway reconstruction, especially modifications to Route 32 passing through the center of town, which

if not carefully executed can seriously degrade the setting of historic structures.

Monson has both an historical commission, which supplied inventory information to this Commission, and an historical society.

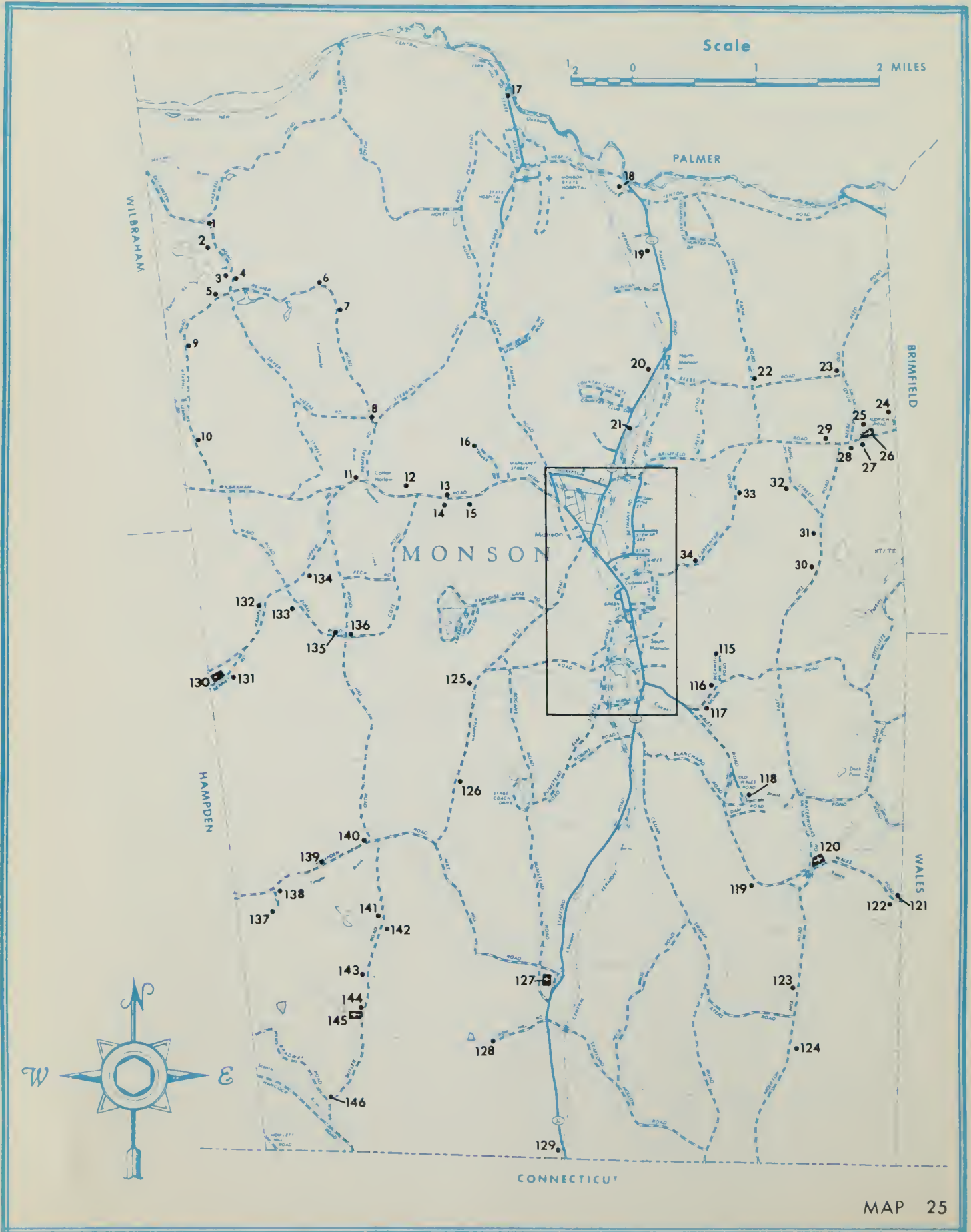
Recommendations:

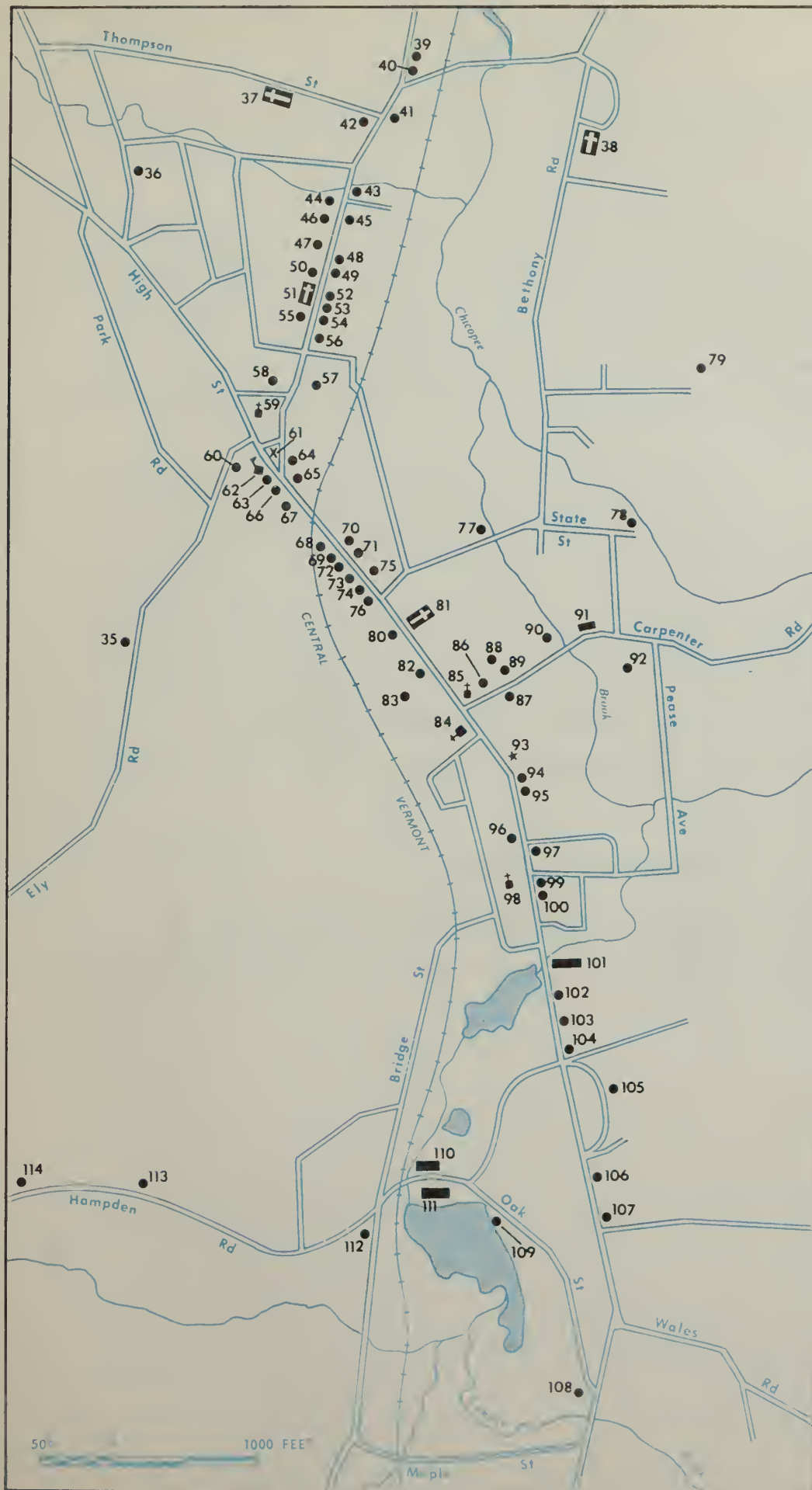
1. Establish two historic districts in Monson Center incorporating inventory numbers 59-67 and numbers 84-93. Later merging of the two districts should be seriously considered, and the possibility of extending the new single district to include items 39-76 and 80-107 should also be studied. Sufficient open space or non-historic property should be included at the edge of the districts(s) to act as a buffer.
2. Apply for a National Register listing for the Congregational Church (no. 59), the library (no. 62), and the town hall (no. 93), separately or as part of a Register district listing covering the Main Street area.



# Historic Preservation Inventory

## Town of Monson





## LEGEND

- Dwelling
- Industrial
- ★ Town Hall
- ⛪ Library
- ✝ Church
- ✠ Cemetery
- X Monument

# Montgomery

For this small rural town in western Hampden County, ten inventory items were found, including two cemeteries, situated primarily on or near Main Road, the chief highway through the town. The structures are from the Georgian Colonial, Federal, and Greek Revival periods.

Commensurate with its small population, Montgomery has a very small town center, but one of architectural and historical significance. It is dominated by a cluster of three Greek Revival buildings. The Montgomery Community Church (1848) is a classic small New England chapel similar to a number of others in this region (no. 4). Next to it is the Town House (1849) used as headquarters for the Montgomery Historical Society (no. 6), and across the road is Union Hall, the town hall (no. 7). Not only is their architectural style the same, but these buildings are also of similar scale, which gives added unity to the grouping. Historic district treatment should be considered for this group.

The town has a few early 19th century dwellings of note, but perhaps the best example is the house at the corner of Main Road and New State Road, of the classic center-chimney nine-window-facade form which held forth for so long during the Colonial and post-Colonial periods (no. 8).

There is little which threatens Montgomery's landmarks aside from the usual neglect and poorly-designed alterations. Like all communities, however, the town should closely scrutinize roadway construction or modification proposals, to minimize their negative impact on historic buildings. And the town should review its zoning by-law to strengthen its ability to prevent irrational growth from damaging the historical environment.

Montgomery has an active historical society, but has not yet formed an historical commission.

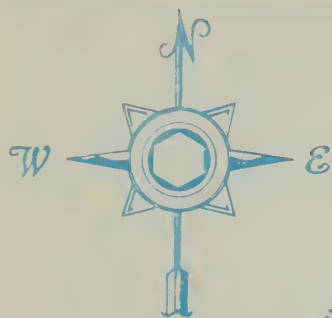
## Recommendations:

1. Create a Montgomery Historical Commission.
2. Establish an historic district incorporating inventory numbers 4 through 7, and sufficient open space to act as a protective buffer.
3. Apply for National Register district listing for an area containing the items mentioned in Recommendation 2.



# Historic Preservation Inventory

## Town of Montgomery



### LEGEND

- Dwelling
- ★ Town Hall
- ▲ Institutional
- ✙ Church
- ✙ Cemetery

Scale



# Northampton

Settled in 1659 and the seat of Hampshire County since the time when the county covered the entire region, Northampton has long been a major urban nucleus and eminent cultural center. Its rich and diverse history has made it heir to a remarkable architectural legacy, of singular quantity and quality, which illustrates well the evolution of American architecture.

There are 139 items in the Commission's inventory, located chiefly in the urbanized areas and representing virtually every architectural style and building type. Several neighborhoods have concentrations of items, including Bridge Street/Pomeroy Terrace, South Street, Elm Street, and parts of Florence.

The most notable structures in the Bridge Street/Pomeroy Terrace area east of downtown are the three dwellings on Bridge Street run by the Northampton Historical Society--the Isaac Damon House (1812) designed by the famous New England architect (no. 94), the Cornet Joseph Parsons House built according to local legend in 1658 (no. 96), and the Pomeroy-Shepherd House (1792) (no. 97). The streets to the south are blessed with a number of Federal, Greek Revival, and Victorian dwellings. The brick house at 122 Hawley Street (no. 88), the elaborate Greek Revival at 78 Pomeroy Terrace (no. 85), and the Italianate at 71 Pomeroy (no. 84) are but a few of these. Preservation of this distinctive neighborhood via an historic district should receive top priority consideration by the Northampton Historical Commission.

South of downtown is the South Street area with its Early and Georgian Colonial and Federal structures, set among a group of attractive later dwellings. The Clapp House at 148 South Street (no. 127), owned by the local DAR, is said to have been built in 1713, although the Ferry House at 179 South Street (1704) presents a more truly Early Colonial appearance with its characteristic projecting second story (no. 128). Historic districting is appropriate for this area also.

Stretching for some distance northwest of downtown along Elm and adjacent streets is Northampton's most distinguished and varied grouping of historic structures. Space does not permit full justice to be done to all of the inventoried buildings but some excellent examples are: the Dewey House (1827) on the Smith College campus, a porticoed Greek Revival designed by famous architect Ithiel Town (no. 53); the historically rich Georgian Colonial gambrel house at 54 Prospect Street known as "The Manse" (no. 51); the Maltby House (c.1850) at 112 Elm Street, a fantasy in the late Gothic Revival mode (no. 48); and the Forbes Library (1895) on West Street, a massive structure influenced by the Richardsonian Romanesque style (no. 58). This area, made additionally pleasing by the scale relationship between structures and open space, is well suited for historic districting.

Further to the northwest, the Florence section of the city has its own collection of significant buildings. The Florence Congregational Church on Park Street is a striking illustration of the Romanesque Revival style (no. 17). One of the earliest structures in the area is the former dwelling at 41 Main Street, built in 1816 (no. 20). Two large early industrial structures (nos. 21 and 22) are also significant.

The city's most notable industrial building is the mill at Leeds (no. 8), a towered structure on the Mill River, and others include two in the Bay State section (nos. 27 and 28).

Northampton's CBD has a number of outstanding buildings, in addition to its rows of commercial blocks which in the aggregate have substantial design potential of their own. The earliest building in the area at 140 Main Street dates from the early 19th century (no. 64). The most famous structure is the uniquely-styled Gothic Revival City Hall (no. 62). The Hampshire County Courthouse (1886), of Richardsonian Romanesque inspiration (no. 66), the sophisticated brownstone Smith Charities building (no. 67), and the railroad station (1888) (no. 69) add significantly to the Victorian flavor of the downtown.

No description of Northampton would be complete without mention of the city's most unique building, the Seth Strong round house at 32 Conz Street (1829), said to be the earliest of six round houses built in New England (no. 118).

Compared with most other urban communities in this region, Northampton's historic buildings have a good survival record. Neglect and poor alterations, however, have taken their toll. Commercial, and sometimes industrial, zoning has been a prime cause of such decay, with neglect or demolition often the result of anticipation of conversion to commercial or industrial use. Residential structures in commercial zones face a particularly uncertain future. Fortunately, the city's proposed zoning ordinance would reduce the amount of commercial zoning in such areas as Bridge Street, Old South and Conz Streets, and Main Street in Florence, and would also institute site plan review and improved sign regulations, all of which offer potential support for historic structures and areas.

Also of concern is urban renewal, currently planned for portions of the downtown. If properly executed, such renewal can not only save the historic structures of the area but also greatly enhance them, and, at the same time, reinforce its own goals of urban regeneration. The relationship between the renewal proposal and the historic building resources of the entire downtown should be carefully considered and the opportunities for a truly comprehensive renewal of that area not overlooked.

Northampton has an active historical society and formed in 1973 an historical commission.

#### Recommendations:

1. Establish an historic district in the Bridge Street/Pomeroy Terrace area, incorporating items 70-97 and sufficient non-historic property at its edges to serve as a buffer.
2. Establish an historic district in the South Street area, incorporating items 120-128 and non-historic property at its edges to serve as a buffer.
3. Establish an historic district in the Elm Street area, incorporating at its greatest extent items 35-58 and a buffer of non-historic property at the edges. Later extension to include items 59-69 in the downtown should be considered.
4. Apply for National Register listings for the City Hall (no. 62), 140 Main Street (no. 64), the Hampshire County Courthouse (no. 66), the Smith Charities building (no. 67), the railroad station (no. 69), and the round house (no. 118). Listing as National Register districts of all or parts of the areas mentioned in Recommendations 1, 2, and 3 above is also encouraged.
5. Study the possibility of establishing a facade easement program for use with downtown commercial blocks and elsewhere.



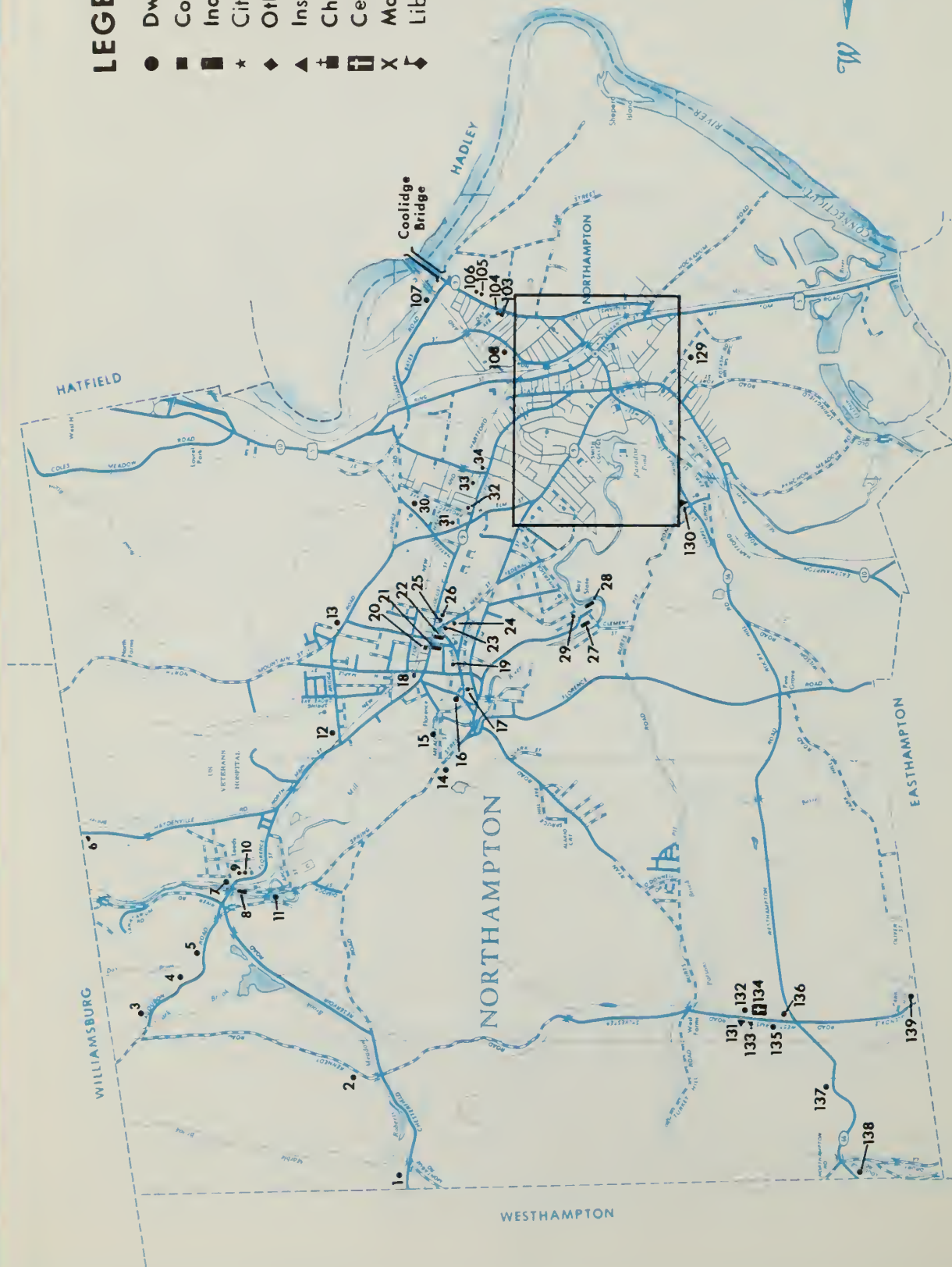
# Historic Preservation Inventory — City of Northampton

## LEGEND

- Dwelling
- Commercial
- Industrial
- ★ City Hall
- ◆ Other Governmental
- ▲ Institutional
- ✚ Church
- ✚ Cemetery
- ✚ Monument
- ✚ Library



Scale





MAP 27 (Inset)



# Palmer

Much of the architectural heritage of this town in the eastern part of Hampden County reflects its growth during the mid-19th century from an agricultural village to a major industrial and railway center. As a result the Commission's inventory of 73 items identified many structures from the Greek Revival and Victorian periods. These and much of the rest of the inventory are located in Palmer's four village centers: Palmer (or Depot Village), Thorndike, Three Rivers, and Bondsville.

Four mid-18th century Colonial dwellings were identified, the Aaron King House (1745) on Route 67 (no. 2), the nearby house on the same road (no. 1) built in 1750, the Samuel Shaw House (1750) on Nipmuck Street (no. 4), and the Hunter House (1745) on Route 32 (no. 66). Another early structure of note, the Fink Tavern (1795), is now separated into two dwellings (nos. 62 and 63) located not far from each other on Route 32.

Palmer has three structural representatives from the early years of the Industrial Revolution. Thorndike Mill No. 1 (c.1836) and Thorndike Mill No. 2 (c.1838) are stone mill structures situated on the Ware River in Thorndike (nos. 55 and 60). The Romanesque old Palmer Mill (1835) is a brick and granite structure located on the Chicopee River in Three Rivers (no. 47).

Palmer can also boast of a building by famed architect H. H. Richardson. Union Depot, built in 1883 in Depot Village (no. 22), is one of two Richardson-designed terminals in the region, the other being in Holyoke. Also reflecting Palmer's heyday as a railroad center is the Nassawanno House on Main Street in Depot Village, built in 1851 and originally used as a hotel (no. 24).

Despite the size of its inventory, Palmer has no really tight grouping of historic structures. This does not preclude the use of historic districting as a preservation tool, however, for it is still applicable to portions of Depot Village roughly in the area of Thorndike, Main, Park, and Pleasant Streets.

Palmer's heritage is threatened in a number of ways. Poorly done alterations have taken a heavy toll on a number of structures, chiefly the commercial buildings in Depot Village. Zoning is a problem also, because it does not yet exist in Palmer. Changes from residential to commercial and industrial use can rob both historic buildings and their settings of their visual appeal, as can the lack of regulation of building height, bulk, and siting; both of these areas can be properly controlled through zoning. Urban renewal, currently under consideration for Depot Village, can be either a bane or a boon for historic structures, depending on whether it seeks to discard the past or retain and design sensitively with it. Roadway improvement projects must also be designed carefully.

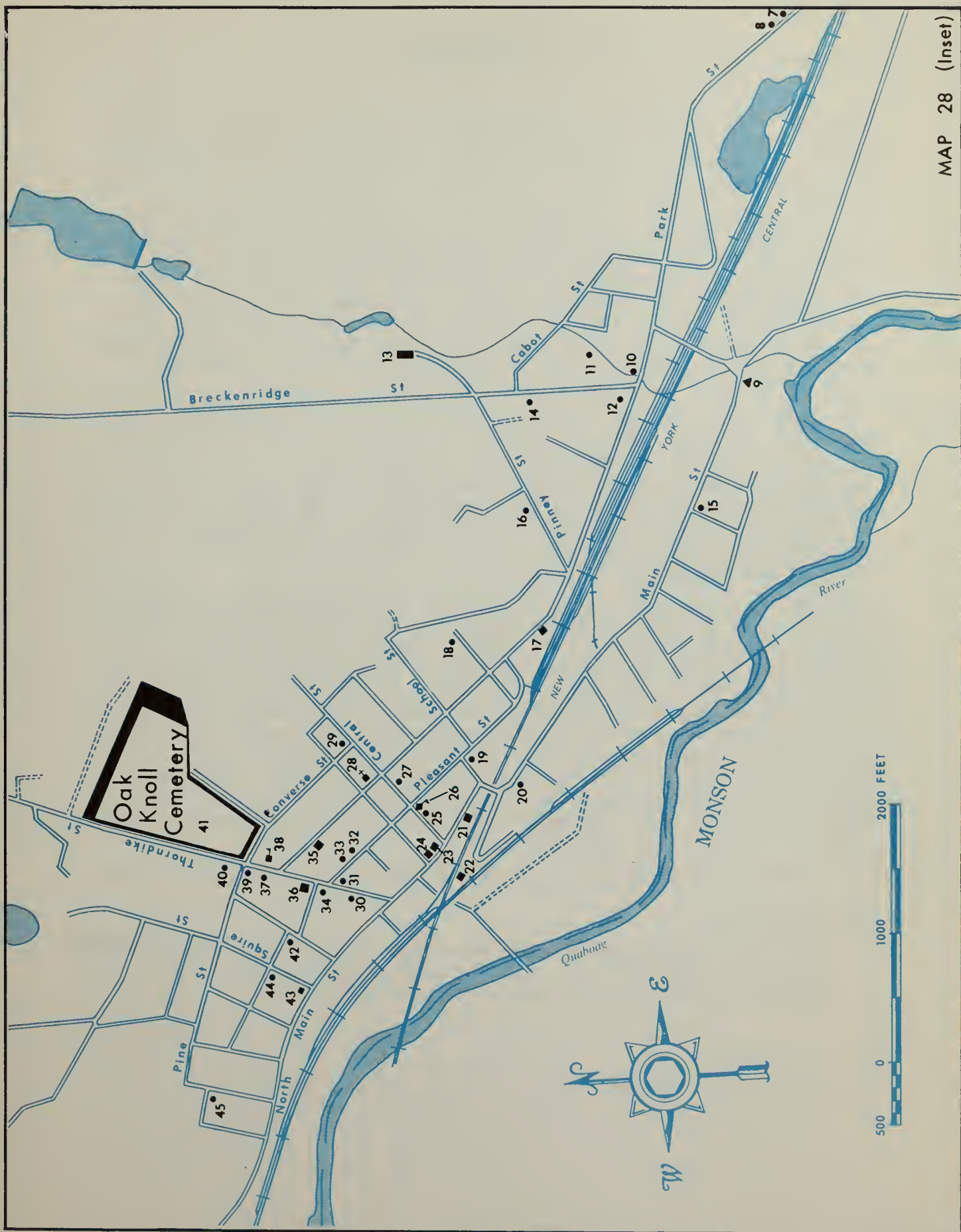
Until recently, Palmer had little organized historic preservation activity. Now, however, there is a Palmer Historical Commission.



Recommendations:

1. Create an historic district in Depot Village covering roughly an area which would include inventory numbers 21 through 40.
2. Apply for National Register listing for the Thorndike Mills Nos. 1 and 2 (nos. 55 and 60), the Palmer Mill (no. 47), and Union Depot (no. 22). The last item could alternatively be part of a National Register district listing which would cover an area containing the items listed in Recommendation 1.





MAP 28 (Inset)



# Pelham

This small Hampshire County town has two historical distinctions in addition to its significant architecture. It was from here in 1787 that Daniel Shays started the Shays Rebellion by leading a group of embattled farmers to attack the Springfield Armory. The town is also the site of the oldest meetinghouse in continuous use in New England.

The Pelham inventory consists of 30 structures and cemeteries scattered across the town and representing chiefly the earlier architectural styles. Of special interest are the Pelham Town Hall complex, consisting of the above mentioned meetinghouse built in 1743 (no. 29), the former Congregational Church (1839) now used as the Pelham Historical Society museum (No. 28), and the Center Cemetery, the first established burial ground in the town (no. 30). These three items form the Pelham Town Hall Historic District listed on the National Register of Historic Places; the complex is suitable for a local historic district also.

Also of note are the Old Cook Tavern on Enfield Road designed in the Greek Revival style (no. 21), Orient Farm (c.1750) on Harkness Road (no. 1), and "Lilac Land" on Harkness Road (c.1800), which was moved from Prescott, one of the towns lost to Quabbin Reservoir (no. 2). The United Church of Pelham (c.1840) on Amherst Road (no. 10) is a many-pilastered version of the Greek Revival church so prevalent in this region. Pelham is also fortunate in having an early mill structure, which was once used as a fishing rod factory (no. 3).

There are currently no direct threats to Pelham's historic sites, but future trends could have negative impacts. Chief among these is the possibility of uncontrolled residential and commercial development resulting from Pelham's location adjacent to Amherst, a town that has experienced significant growing pains in recent years. In light of this, Pelham's zoning by-laws and other regulatory and planning tools must be strengthened where necessary to sensitively deal with growth pressures and to promote historic preservation goals. Fortunately, the town has an active conservation commission which has been doing sophisticated open space planning. The Pelham Historical Commission should coordinate its work closely with this board so that each form of preservation--natural and historic--may reinforce the other.

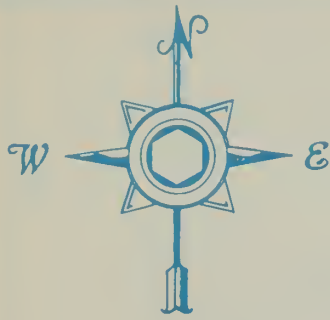
Pelham has both an historical society and an historical commission.

## Recommendations:

1. Create an historic district incorporating the Town Hall (no. 29), the Historical Society Museum (no. 28), Center Cemetery (no. 30), and sufficient open space to act as a setting for these items.

# Historic Preservation Inventory

## Town of Pelham



### LEGEND

- Dwelling
- ▲ Institutional
- Church
- † Cemetery
- \* National Register of Historic Places
  - 28 Historical Society Museum
  - 29 Town Hall
  - 30 Center Cemetery



# Plainfield

The inventory distribution of this town in the extreme northwest corner of the region is similar to that of many rural New England towns, with a cluster of buildings in the center dominated by a classic church and town hall. Fifty-two items were identified, including two cemeteries, and all of the structures found are from the Georgian Colonial, Federal, and Greek Revival periods. One distinction to the inventory is the large number of Georgian Colonial dwellings in the "cape" form.

Plainfield's most historically notable building is the Shaw-Hudson House (1833) at the corner of Main Street and Central Street in Plainfield Center, which contains a 19th century doctor's office preserved intact (no. 25). Left to the Congregational Church under trust, the house is now operated as a museum. Also of historic importance is the birthplace of Charles Dudley Warner, noted author, on Union Street (no. 33).

In Plainfield Center is the Plainfield Congregational Church (1846), a classic New England Greek Revival Church (no. 19). The Plainfield Town Hall next to it, built in 1847, is also of Greek Revival design (no. 20). Also in the center is a brick Federal home (no. 21), one of three brick dwellings of similar vintage in the town, the others situated on Central Street (nos. 29 and 44).

The grouping of structures in Plainfield Center (nos. 15-31) is favorably suited for the establishment of an historic district.

Plainfield's landmarks have generally been well taken care of, and their continued preservation faces few obstacles. Close attention should be paid in the future, however, to proposals for reconstruction of Plainfield's roadways, especially Route 116, to guarantee that they do not adversely affect the historic environment. In addition, the zoning by-law should be strengthened as needed to minimize the negative impact of future growth on the town's man-made heritage.

Plainfield has not yet formed an historical commission, but it does have an historical society.

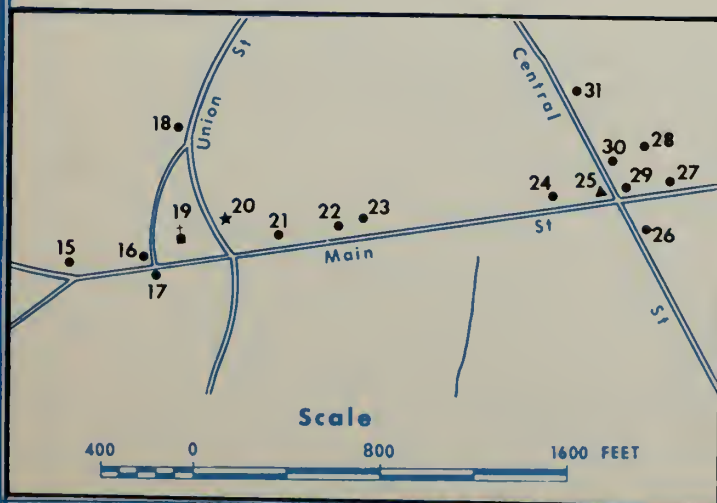
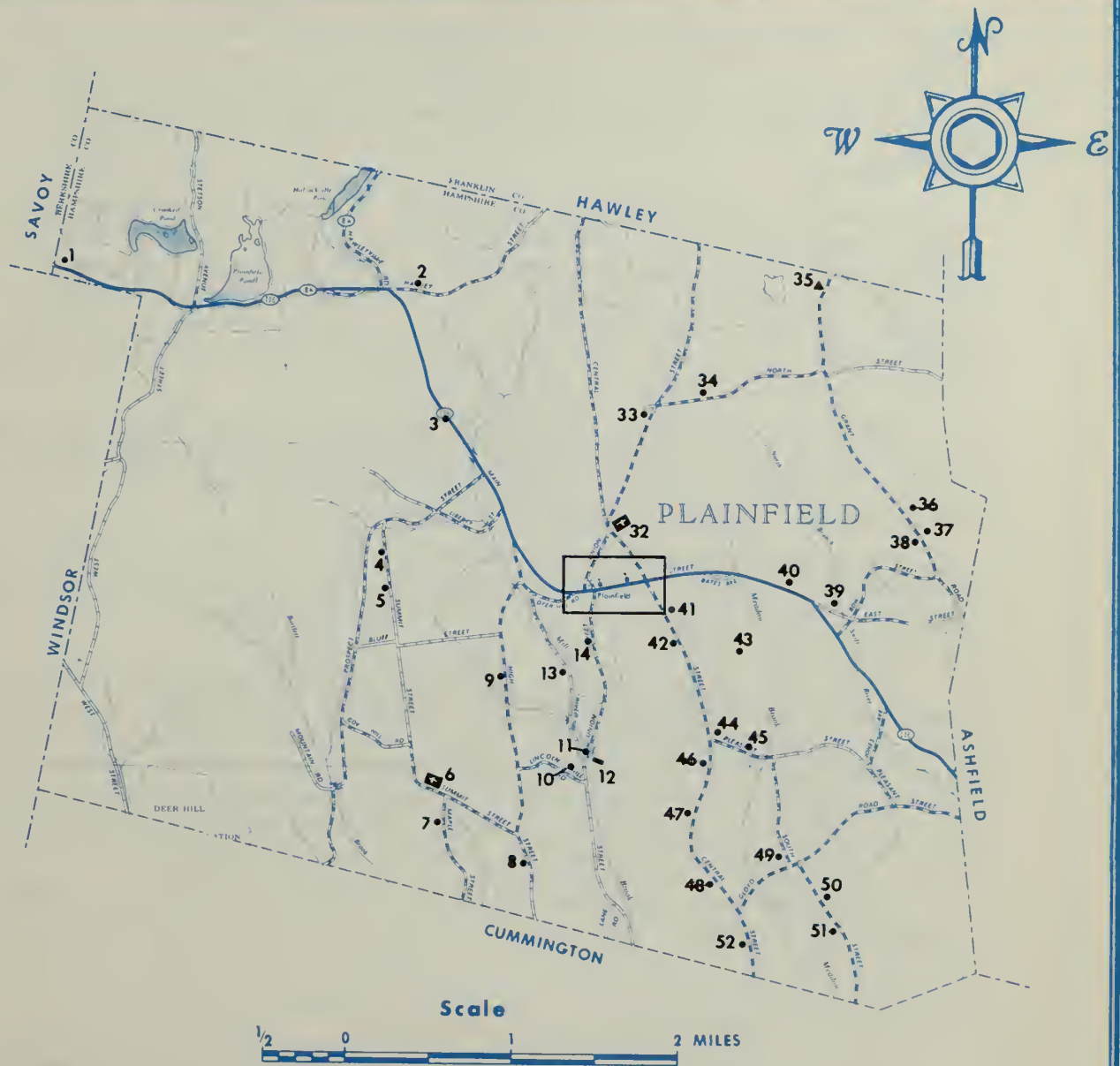
## Recommendations:

1. Establish an historical commission.
2. Create an historic district in Plainfield Center, incorporating inventory numbers 15-31 and sufficient open space at its edges to serve as a protective buffer.
3. Apply for a National Register listing for the Shaw-Hudson House (no. 25) either separately or as part of a National Register district covering an area containing the items mentioned in Recommendation 2.



# Historic Preservation Inventory

## Town of Plainfield



### LEGEND

- Dwelling
- Industrial
- ★ Town Hall
- ▲ Institutional
- ✙ Church
- ✚ Cemetery

# Russell

Much of the growth of this small town occurred during the period of initial industrialization of the region during the early-to-mid-19th century. The predominance of Greek Revival structures in the Commission's inventory is to a degree a reflection of this. The inventory, which also includes a number of structures from the Georgian Colonial period, consists of 32 items scattered through the town and concentrated in the town center.

Of note are two industrial buildings, a brick mill structure at the present Texon complex at Crescent Mills (no. 1), which dates from the mid-19th century and partly from the late 18th century, and a later brick industrial structure at Woronoco (no. 25), now used by the Strathmore Company. A Georgian Colonial dwelling of interest is the Doolittle Homestead (1771) on Route 20, in the classic central-chimney nine-window facade form (no. 24).

Russell was one of the towns through which General Henry Knox passed in the winter of 1775-1776 hauling artillery from upstate New York to Boston. The path of his trek, roughly Route 23 and General Knox Road, has a number of historic structures along it.

The grouping of inventoried items in the town center includes the Greek Revival Russell Community Church (no. 7) and the early 20th century town hall (no. 8). Many of the buildings in this area could be included in an historic district.

The chief future threat to Russell's historic buildings and other items is highway reconstruction and relocation, especially of Routes 20 and 23. Relocation and modification of Route 20 has already been done in part, and care must be taken in the design of construction of this type on other stretches of this highway, to avoid degrading both the historic and natural environments. The commercial zoning which stretches along much of the length of Route 20 is also a potential problem.

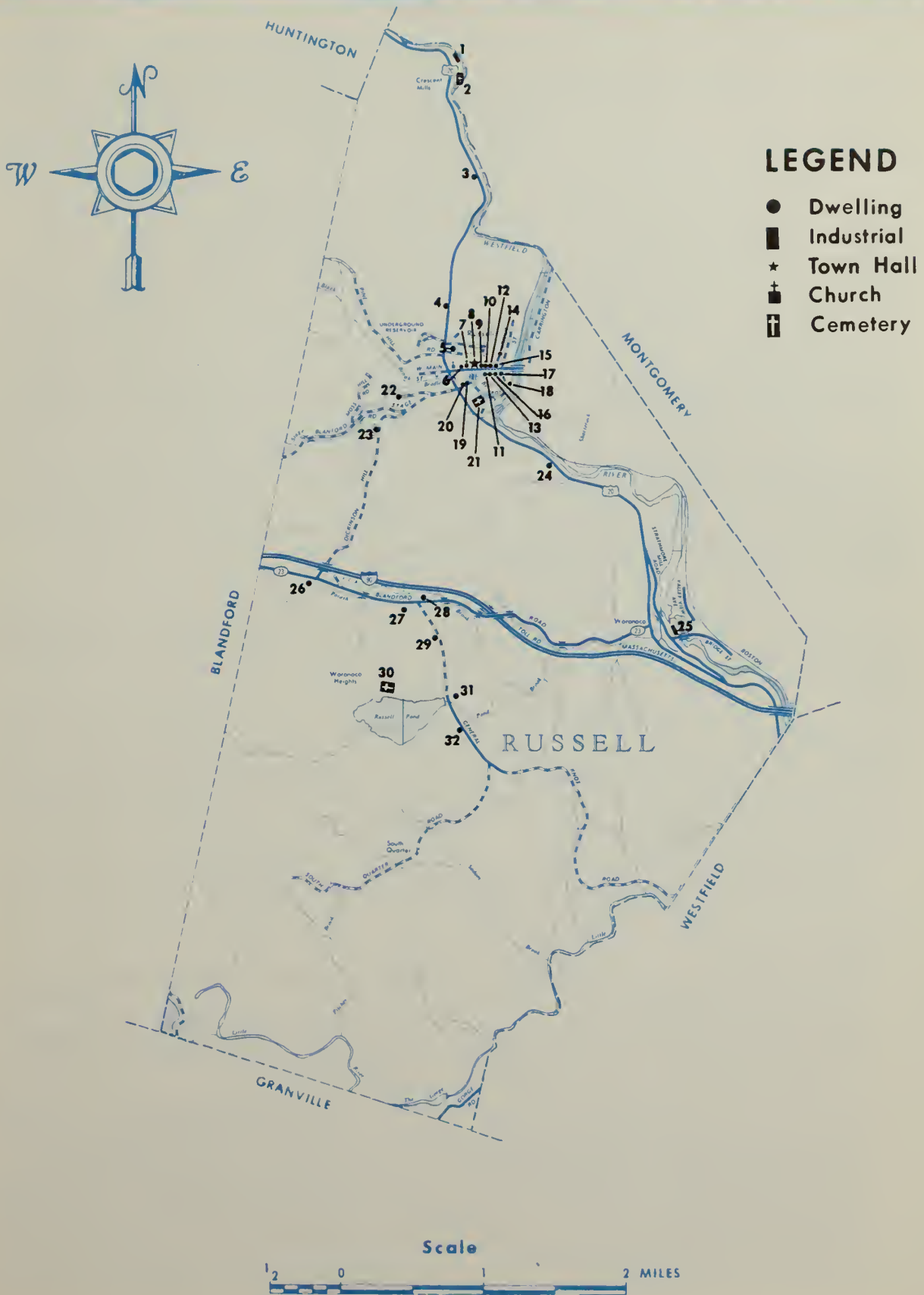
Russell has not yet established an historical commission, and has no historical society.

## Recommendations:

1. Create a Russell Historical Commission.
2. Create an historic district in the town center, including numbers 6 through 21 at its largest and some open space land or non-historic property at its perimeter.
3. Apply for a National Register listing for the Doolittle Homestead (no. 24) and for an area in the town center which would include most or all of the items noted in Recommendation 2.

# Historic Preservation Inventory

## Town of Russell





# Southampton

Southampton's inventory of more than 40 items, dominated by the numerous fine homes from the Colonial and Georgian Colonial periods, is scattered across the town and clustered in its center.

One of the town's oldest structures is the Eleazar Hannum Homestead (c.1734) on Pomeroy Meadow Road (no. 7), a well-preserved "saltbox." Built at about the same time is another "saltbox", the Ebenezer Kingsley Homestead on Route 10 (no. 10). The Jonathan Judd House (c.1743) is another of the earlier residences of Southampton (no. 12).

Later Georgian Colonial homes include the Ichabod Strong House (1768) on Route 10 (no. 30) and the Israel Sheldon House (1768), a "saltbox" on Crooked Ledge Road (no. 39). Woodbridge Hall (1793) on East Street is a handsome late Georgian Colonial gambrel built by a physician from South Hadley, which is quite similar to two earlier houses in that town (no. 18).

The First Congregational Church (no. 13) was built in 1788, making it one of the oldest churches in the region. It was constructed in the old meetinghouse style without steeple, which was added in 1822. The Clark-Chapman House (1827) on Main Street in the center of town was purchased in 1971 by the Southampton Historical Society for its headquarters (no. 25).

Also of interest are the mill buildings on the Manhan River off Route 10 south of the town center (nos. 31 and 32). Running through the area are remains of the Northampton-New Haven Canal which also occur in other parts of Southampton. Of non-structural interest are the granite quarry off Crooked Ledge Road (no. 43), lead mines off Lead Mine Road (no. 1), and the copper mine at Wolf Hill (no. 38).

The grouping of items in the town center is suitable for historic districting, including numbers 11 through 25. The mill-pond area (nos. 30-32) is also amenable for such treatment, and the two could eventually be merged, adding numbers 26 through 29 to the district.

The design of highway relocations and other construction is of prime importance for the future of the town's historic sites; this is especially applicable to Route 10, whose relocation is currently being planned. Growth of the town should not be achieved at the expense of the old canal, whose remains could form the basis for an historic open space corridor continuing into adjoining towns.

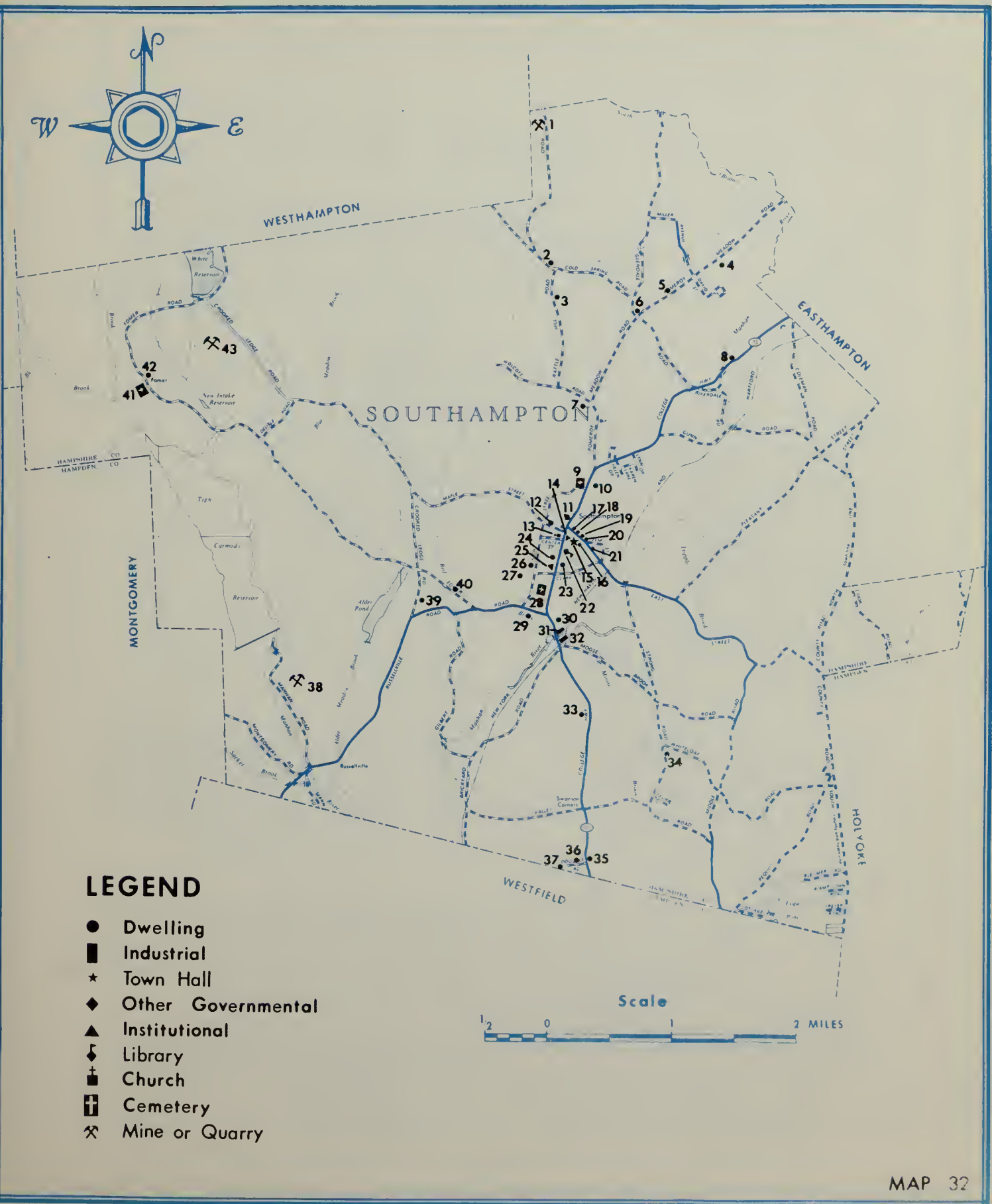
Southampton has an active historical society and in 1973 created an historical commission.

## Recommendations:

1. Create an historic district in the town center including inventory numbers 11 through 25.
2. Set up an historic district in the mill-pond area including inventory numbers 30 through 32. This district could be merged with the town center district, adding items 26 through 29.
3. Apply for National Register listing for: the First Congregational Church (no. 13), either separately or as part of a National Register district covering an area containing the items mentioned in Recommendation 1. Also possible for Register listing are the remains of the Northampton-New Haven Canal, either in the mill-pond area or elsewhere. The historic district recommended in (2) above, including part of the canal, could also be put on the Register.

# Historic Preservation Inventory

## Town of Southampton



# South Hadley

South Hadley's diverse history has given it a present-day form unlike most small New England towns. It contains two quite different urban centers--South Hadley Falls, a product of the 19th century industrial period, and South Hadley, a classic New England college town--each with distinctive townscape and architecture.

The Commission's inventory identified 128 items, the majority of which are located in the two town centers. The Georgian Colonial and Greek Revival styles are the most heavily represented, although there are many buildings from the Victorian era on the survey.

One of South Hadley's most historic structures is the remnant of the canal in the Falls area, built in 1794 and the first navigation canal in the country (no. 3). By the 1830's the Falls had become a thriving manufacturing center, some evidence of which remains in three brick mill structures (nos. 11-13). In addition, workers' housing from that era is scattered throughout this section.

The Falls' most architecturally significant dwelling is the Squire Bowdoin House at 38 Carew Street, a unique expression of the late Georgian/Federal style (no. 27). Also of note are the United Methodist Church, an amalgam of the Greek Revival and Romanesque Revival (no. 20), and the old fire station on North Main Street (no. 14).

South Hadley village is blessed with many early structures. At 7 Silver Street is a house built in 1742, with Georgian Colonial decorative elements but Early Colonial basic form (no. 104). On Morgan Road nearby is a "saltbox" (no. 63). Woodbridge Street has two large and stately Georgian Colonial gambrel houses: "The Sycamores" (1788) (no. 107) and the Rawson House (1733/1788) (no. 115). The Federal style is well represented by the delicately detailed Wright House at 96 College Street (no. 53). The late Victorian and early 20th century Mount Holyoke College buildings which line the east side of College street provide not only unique architecture but a distinctive overall form which adds immeasurably to the visual quality of this portion of the town (nos. 72-78). The use of historic districting for South Hadley village is recommended.

There are no major forces now threatening South Hadley's heritage, although commercial zoning at Moody Corner (nos. 125-127) and on Lamb and Main Streets in South Hadley Falls could cause future deterioration or demolition. Any proposals for reconstruction or relocation of highways or streets should be reviewed for their effects on historic structures or their settings.

South Hadley has recently established an historical commission.

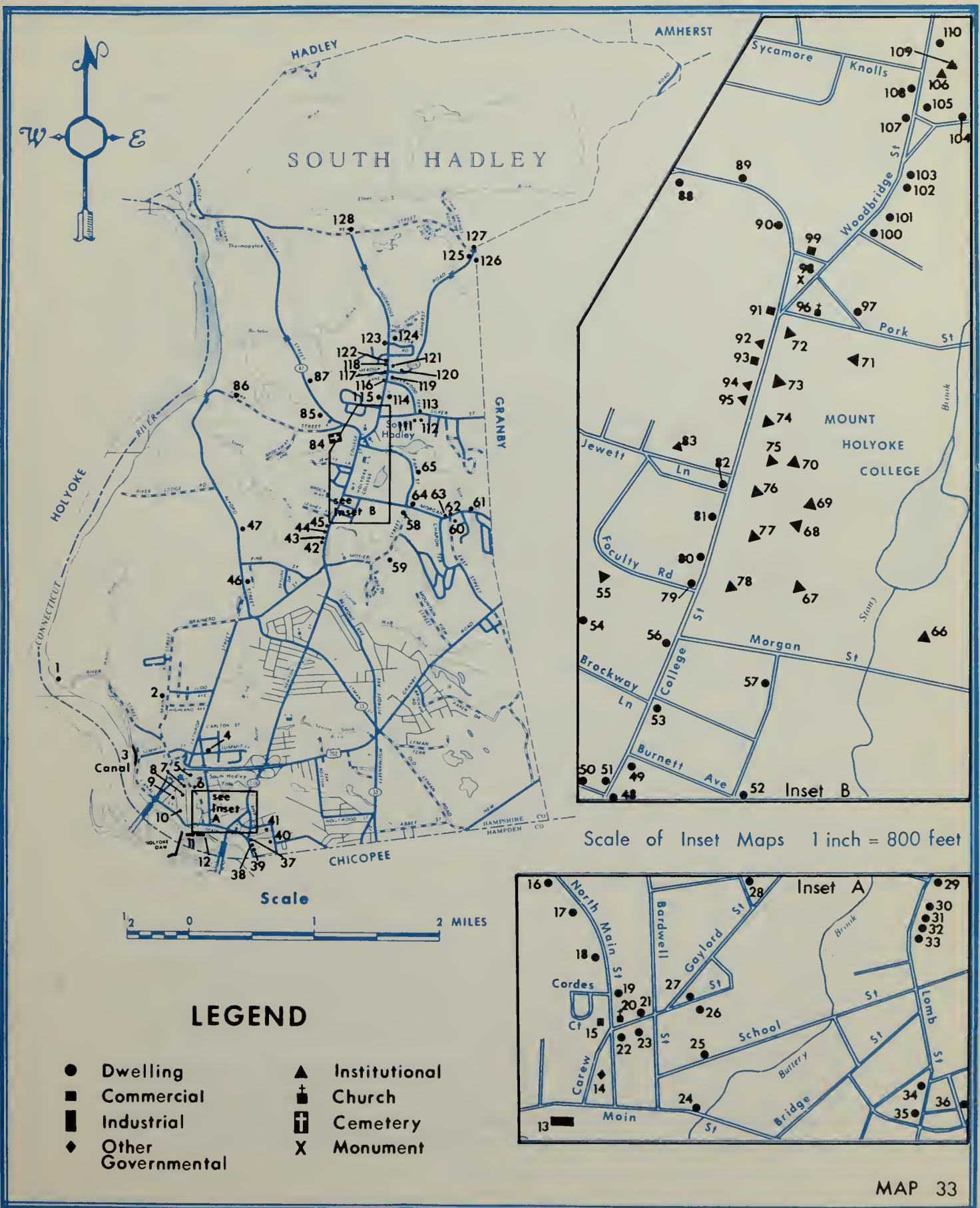
## Recommendations:

1. Establish an historic district in the South Hadley village section, incorporating at its greatest extent items 53, 56, 72-85, 88-110, and 114-122. Smaller districts for the College Street/Mount Holyoke College area (nos. 53, 56, 72-85, 88-89) or the Woodbridge Street/Amherst Road area (nos. 100-110, 114-122) are recommended for initial action.
2. Apply for National Register listings for the old canal (no. 3) and the Squire Bowdoin House (no. 27). A National Register district listing is recommended for parts or all of the area mentioned in Recommendation 1.



# Historic Preservation Inventory

## Town of South Hadley



# Southwick

The Commission's inventory of this semi-suburban town produced 74 items, most of which are located in its center and along Route 202. There are a few Early Colonial structures, and many of Georgian Colonial, Federal, and Greek Revival design.

One of the town's earliest structures is a center-hall, two chimney Early Colonial on Route 202 North, built in 1734 (no. 63). Of similar vintage and style is a dwelling on Klaus Anderson Road built in 1740 (no. 10). On Route 202 South is a large impressively styled center-hall Georgian Colonial, dating from 1765 (no. 16).

Southwick's center is dominated in true New England fashion by a Greek Revival church, built in 1824 (no. 57). On Route 202 nearby is a well-restored Early Colonial house from 1762 (no. 46). On Depot Street is the ornate Laflin House (1805), with its quoined corners and other decorative elements (no. 55), and an early 19th century house with carved bargeboards at the roof edge crested by finials on the roof (no. 53). A Greek Revival dwelling on Powder Mill Road has been beautifully enriched by early Victorian embellishments (no. 51). Parts of Southwick Center are suitable for historic district treatment.

Southwick also has a Methodist church on Route 202 near Congamond Road (c.1820) which, not having a steeple, resembles an earlier Colonial meetinghouse (no. 20). A house on Vining Hill Road has an elegantly designed Federal doorway (no. 27). Also of note is an early 19th century cigar factory, a reminder of the former prominence of the tobacco industry in Southwick (no. 23).

Southwick's heritage has suffered from a classic American malady: haphazard, poorly regulated commercial development of its town center. Demolition or poorly designed adaptation of dwellings for business use, and neglect in anticipation of such, have eroded Southwick's historic and visual environment. Fortunately, the zoning by-laws now require site plan review of any construction in the business zone in Southwick Center; the use of this review in this and other zoning districts should enable the town to safeguard historic assets.

The design of highway improvements is also important. Major projects, such as the proposed relocation of Route 202, and seemingly minor ones, such as widenings and intersection improvements, should not harm landmarks or their settings. Growth of the town in general should not obliterate the remains of the early 19th century canal which appears at various points in Southwick and which could form the basis for an historic/open space corridor continuing into adjacent communities.

Southwick appointed an historical commission in 1975, and has an historical society.

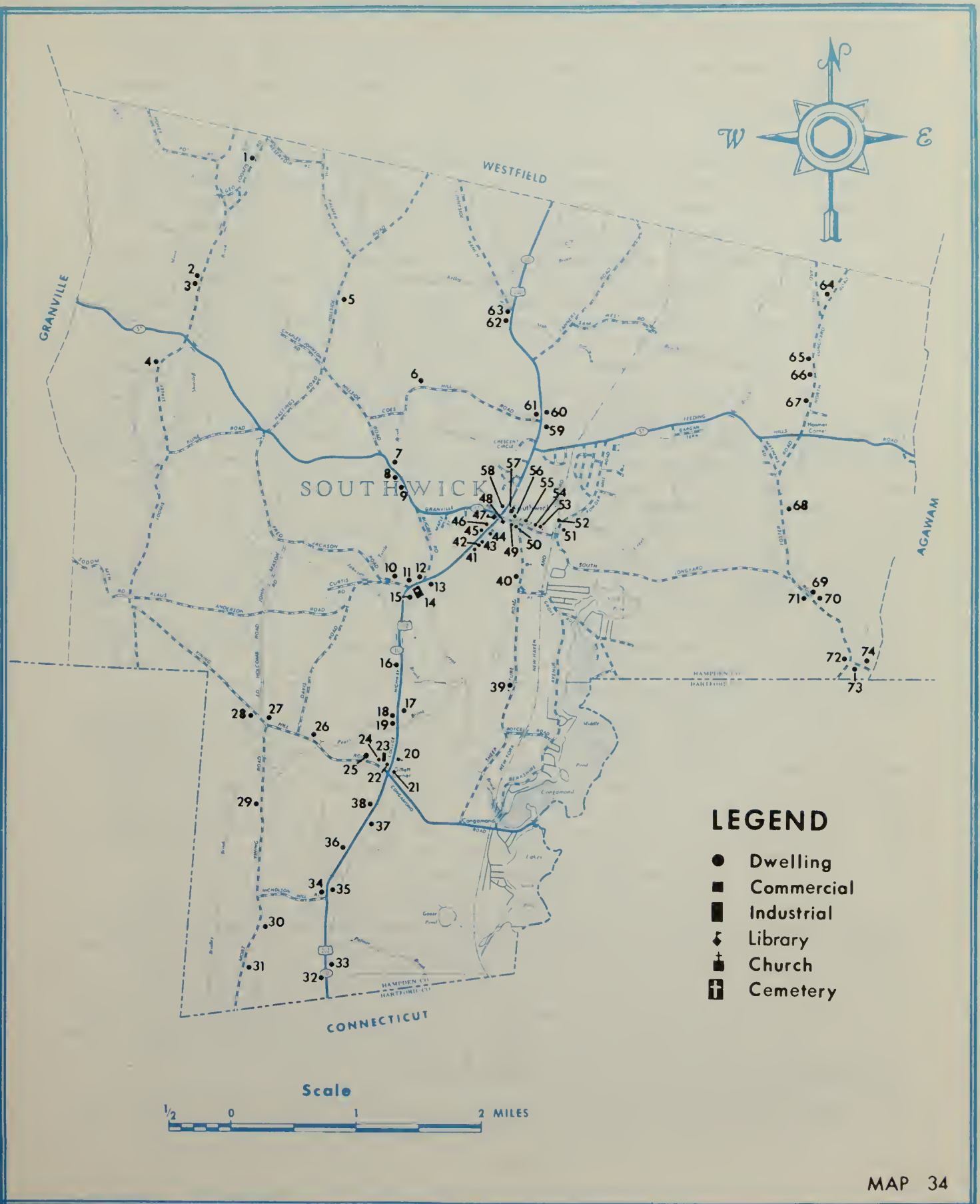
## Recommendations:

1. Create an historic district in the town center, which would include at its greatest extent items 41-57. Initially a district could be formed around items 41-48, or 49-57, with later expansion. It would be advantageous to set up such a district in conjunction with creation of a greenbelt along nearby Great Brook.
2. Apply for National Register listing for the Congregational Church (no. 57), separately or as part of a National Register district covering an area containing the items in Recommendation 1. Also possible for listing are remains of the New Haven-Northampton canal.



# Historic Preservation Inventory

## Town of Southwick





# Springfield

Springfield, the largest community in the region, was settled in 1636 as its first permanent settlement. Partly as a result of the establishment of a federal armory in 1794, the city grew into a manufacturing center during the mid-19th century, though not in the "mill town" sense of cities like Chicopee and Holyoke. It is from this and subsequent periods that most of its architecturally and historically significant buildings date, although a few landmarks survive from earlier eras.

The Commission found 147 significant structures, the majority in or near the downtown area. A handful of Federal and Greek Revival structures are the earliest buildings. The Victorian era is well represented by many buildings in the Gothic, Italianate, Mansard, and other styles, and early 20th century styles such as the Georgian Revival are also prominent.

Many of these landmarks are grouped into areas with their own significance. These groupings--at Court Square, the Mattoon Street-Quadrangle area, the Springfield Armory, and Maple Street Hill, and in the McKnight and Forest Park neighborhoods--are well suited for protection via historic districting and listing on the National Register. A healthy beginning in this direction has been made by the Springfield Historical Commission.

The Court Square area--for centuries the political heart of the city--has two of its early National Register listings and is now listed as a Register district (Area A on map). The Old First Church (1818-19), by the famous builder-architect Isaac Damon, is a sophisticated early Greek Revival design (no. 72). The Hampden County Courthouse (1874) is an early work of noted architect H. H. Richardson, one of two surviving in the city (no. 71). The Byers Block (1835) is downtown's oldest commercial building (no. 69).

The Mattoon Street-Quadrangle area is the city's first locally-adopted historic district (Area D). Mattoon Street, composed largely of Mansard style residences, is Springfield's most complete street of townhouses. At one end is the former North Congregational Church (1873) by H. H. Richardson (no. 81). On State Street is the elegant late Federal Alexander House (1811), the city's most important early home (no. 99). The Quadrangle is lined with cultural institutions of varying design (nos. 89-95).

Maple Street Hill, listed as the Ames Hill/Crescent Hill district on the National Register, has Springfield's finest grouping of late 19th/early 20th century homes (Area B)--a diverse collection representing many of the architectural styles then popular. Two homes are particularly noteworthy. The David Ames, Jr. House (1827), the area's earliest, is a near replica of the Alexander House on State Street (no. 41). The Mills/Stebbins Villa (1849) at 3 Crescent Hill is a uniquely beautiful home in the Italian Villa style, considered one of the best of its type in America (no. 29).

The Armory Square portion of the Springfield Armory (Area C), designated a National Historic Landmark on the National Register, has played an important role in the city's development since the late 18th century, and remains a remarkably well-sited group of buildings, with a unity of design and scale. Most of its buildings date from the first half of the 19th century. The Main Arsenal (1850) dominates the west end of the Parade, the long interior open space, and has been used as a small arms museum (no. 102). Plans are being made to declare Armory Square a National Historic Site to be administered partly by the National Park Service.

The McKnight neighborhood was developed in the late 19th century as the

city's first upper-middle class suburban area (nos. 124-141). Most of its large homes remain in good condition, and it is planned to establish an historic district there. The Forest Park neighborhood, of late 19th/early 20th century vintage, was also planned as an upper-middle class residential area (nos. 3-19). Its homes are diverse and include notable examples of the Colonial Revival style and early 20th century stucco homes. The city's second locally-adopted historic district, incorporating numbers 4-19, was established here in 1975.

Another area of interest, with a loose grouping of significant buildings, is the lower Maple Street-Union Street neighborhood. Of note are five houses on Union Street (nos. 114-118), two early homes on Maple Street (nos. 63 and 64), and the outstanding South Congregational Church (no. 65).

Springfield has other structures worth saving. Some of its fire stations, for example, are of particularly fine design (nos. 20 and 147). There are distinctive churches, such as the former Memorial Church (no. 146), and commercial blocks, such as the Fuller Building (1888) (no. 75) and the Steiger building (1930, 1945) (no. 74). Three adjoining commercial blocks on State Street across from the Armory are among the earliest buildings in the city (nos. 111-113). The Watershops building, a separate part of the Armory, exemplifies 19th century industrial architecture (no. 21). On Taylor Street is the building where the Stevens-Duryea, the country's first successful commercially sold gas-powered automobile, was developed (no. 76).

Springfield's stock of landmarks has experienced more than its share of demolition and decay. Urban renewal, highway projects, and razings have destroyed many valuable structures, and deterioration and alterations have degraded many of those remaining. This unfortunate waste might continue unabated, were it not for the efforts of the Springfield Historical Commission to raise the awareness of citizens and government to preservation, partly through use of historic districts and National Register listings.

Springfield's preservation efforts should be expanded into new sections of the city, such as the lower Maple/Union area and more portions of downtown, and additional historic districts should be promoted. Adaptive reuse should be explored for public buildings such as fire stations and schools which are being phased out; successful examples of this exist throughout America. In addition, the establishment of a facade easement program should be studied, for use where districting may be inappropriate.

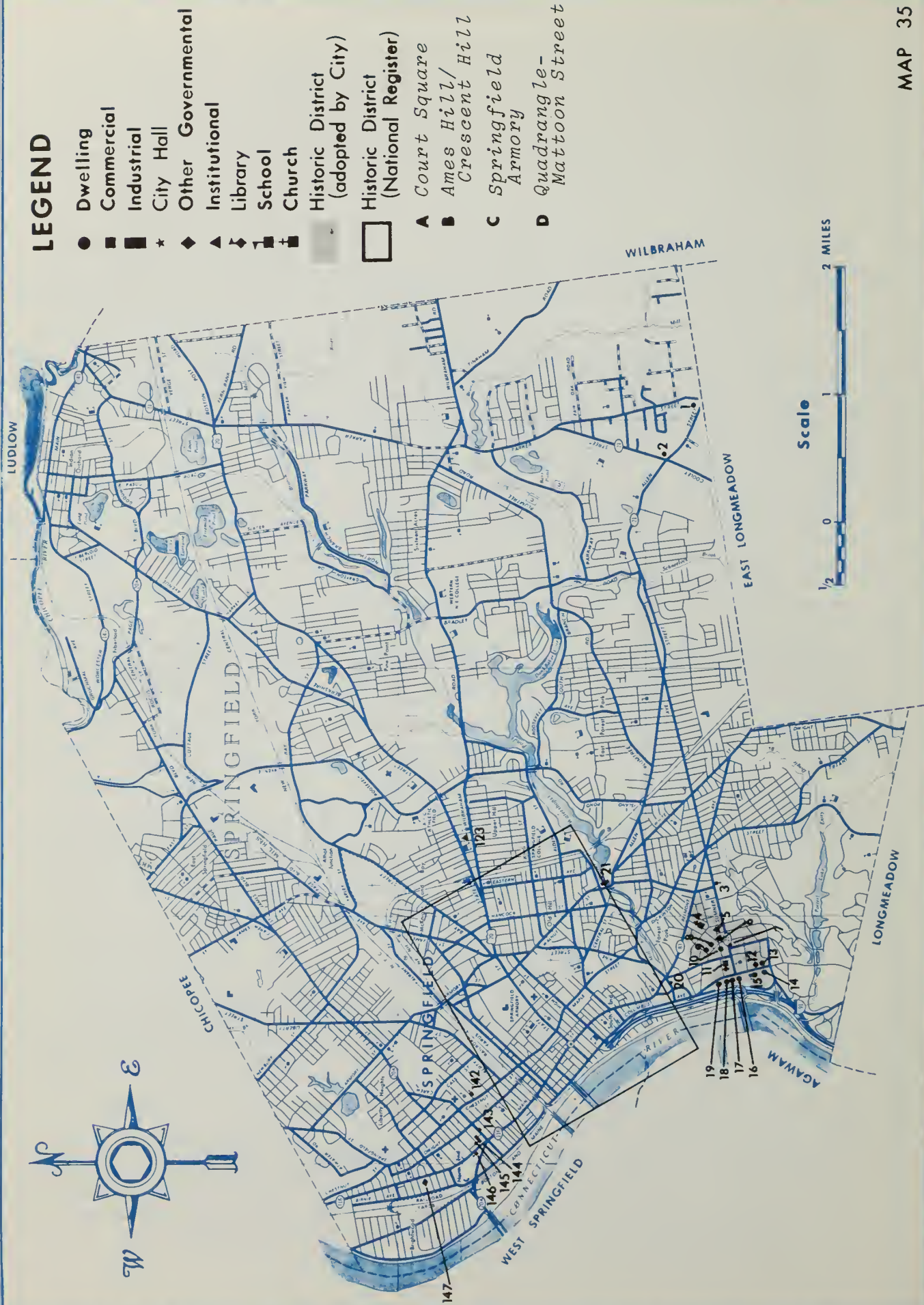
Springfield has an historical commission and an historical society.

#### Recommendations:

1. Create an historic district for the Court Square area, covering the same area as the existing National Register district.
2. Create an historic district for the Maple Street Hill area, covering the same area as the existing National Register district, plus items 35 and 48.
3. Create an historic district in the McKnight neighborhood, incorporating items 124-141 and sufficient non-historic property to act as a protective buffer (now in progress).
4. Study the possibility of creating an historic district or districts in the lower Maple/Union area.
5. Explore the establishment of a facade easement program.
6. Apply for National Register listings for the two houses on lower Maple Street (nos. 63 and 64), the five houses on Union Street (nos. 114-118), the three commercial blocks on State Street (nos. 111-113), South Congregational Church (no. 65), the Duryea automobile building (no. 76), and the Memorial Church (no. 146).



# Historic Preservation Inventory — City of Springfield







# Tolland

The Commission's inventory identified 15 items for this town, which is situated in the southwest corner of the region and is its smallest municipality in population. These items are located chiefly in the southern half of the town, with a few clustered in Tolland Center. The most heavily represented architectural style is the Greek Revival.

The Early Colonial "saltbox" on Clubhouse Road in Tolland Center, likely the oldest surviving structure in the town, has pediments over some of its windows and side door which may be later additions (no. 1). The striking dark-stained house at the corner of Clubhouse Road and Route 57 has a similar treatment of its window and front door, but is a more substantial structure from the Georgian Colonial period (no. 3). Also of interest in Tolland Center is the small Greek Revival town hall (no. 2) and the Greek Revival church at the corner of Clubhouse Road and Route 57 (no. 5).

On Route 57 west of the center is a classic gable-to-street Greek Revival dwelling which is given distinction by its richly-detailed pilasters and entranceway design (no. 10).

The grouping of structures which form Tolland Center is significant and worthy of preservation by means of an historic district (nos. 1-6).

The chief future threat to Tolland's heritage is reconstruction of Route 57, in the sense of widenings or relocations, which could damage historic sites either directly, or indirectly by altering their settings. Such improvements would also increase accessibility to Tolland, and as a result, increase development pressures on the town, which could also affect landmark buildings. The town should strengthen its zoning and other planning tools to insure that any such growth does not have negative impact on the natural and historic environment.

Tolland does not have an historical society and has not yet created an historical commission.

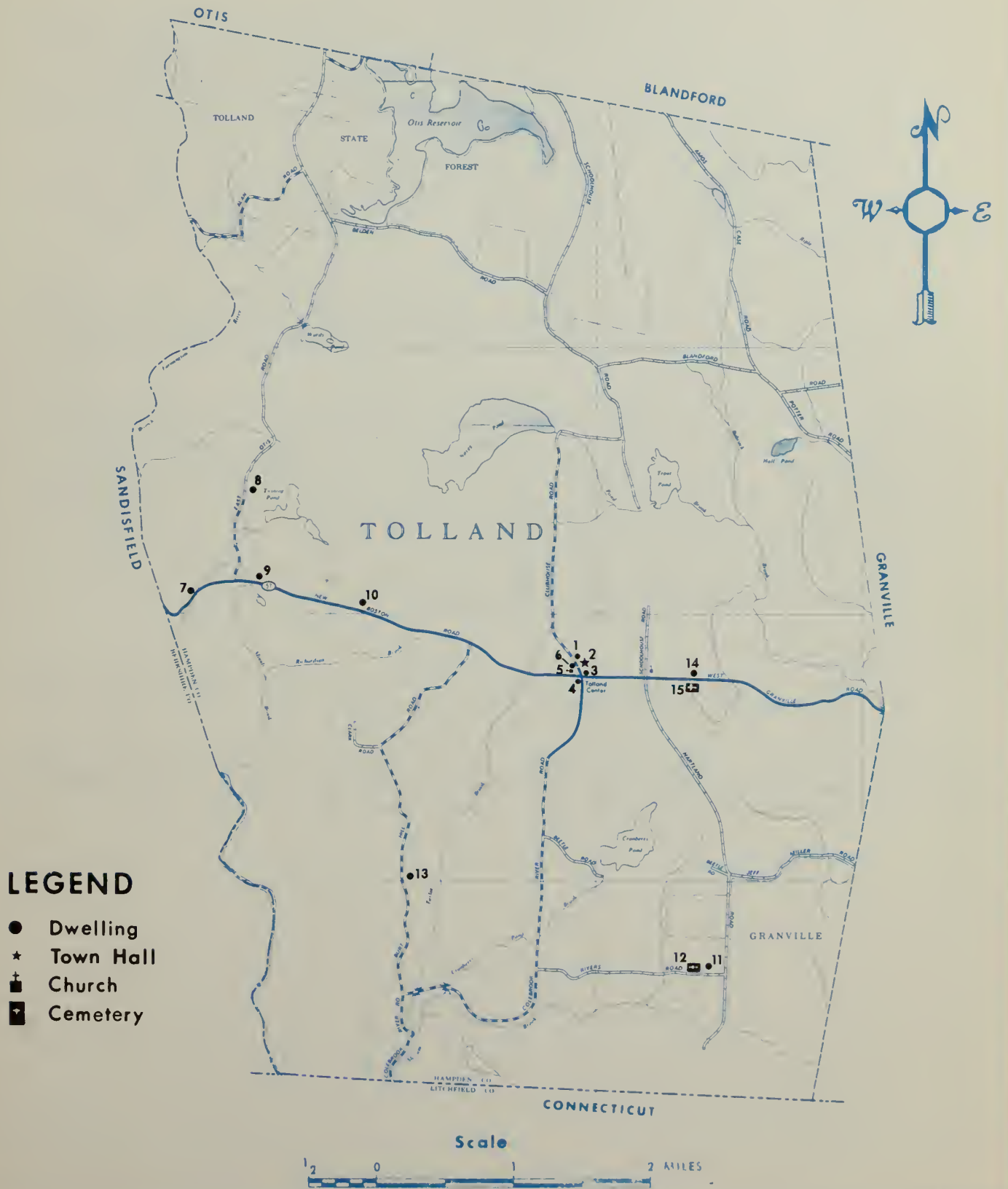
## Recommendations:

1. Set up a Tolland Historical Commission.
2. Create an historic district in Tolland Center, consisting of inventory numbers 1 through 6 and enough adjacent open space to act as a setting and a protective buffer.
3. Apply for a National Register district listing for an area containing all of the items listed in Recommendation 2.



# Historic Preservation Inventory

## Town of Tolland





# Wales

For Wales, a small eastern Hampden County town, 16 inventory items were identified which are scattered across the town. Included among these are four monuments and four cemeteries.

Perhaps the most significant structure in the town is the meetinghouse on Main Street, built in 1803 and remodelled in 1845 to its present Greek Revival appearance, which was used from 1803 to 1965 for town meetings (no. 11). A good example of adaptive re-use is the town library, housed in a Colonial dwelling on Main Street (no. 4). Nearby at the corner of Main and Haynes Hill Road is the Howard Fountain (1887), a monument donated by a long-time summer resident of the town (no. 6). Also on Main Street is the first mill in the town, built in the early 19th century and used for many years to manufacture wool and satinet (no. 8). The Cyrus Munger House on Monson Road, dating from the late 1700's, is reported to be the oldest standing home in Wales (no. 14).

There is no tight grouping of historic structures in the town, but the creation of an historic district in the town center incorporating the old meetinghouse/town hall and other inventory items up Main Street, remains a possibility.

One possible threat to the setting of Wales' landmarks is the reconstruction of Route 19 (Main Street) running through the center of town. Any such modification of this roadway should be carefully designed so as to not harm the scale of this group of buildings and monuments. Another problem is the fact that Wales has no zoning by-law. Such a by-law could, if properly designed, help control future growth and thus be instrumental in preserving Wales' natural and historic environment.

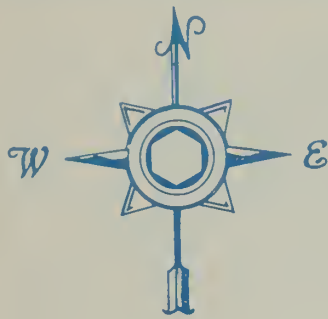
Wales has an historical commission, which was established in 1969; there is no historical society at present.

## Recommendations:

1. Study the possibility of creating an historic district in the town center, incorporating the old meetinghouse (no. 11) and other Main Street landmarks, as well as a buffer of open space.
2. Apply for a National Register listing for the meetinghouse (no. 11) and the old mill (no. 8), or for a Register district listing which would include these and other town center landmarks.

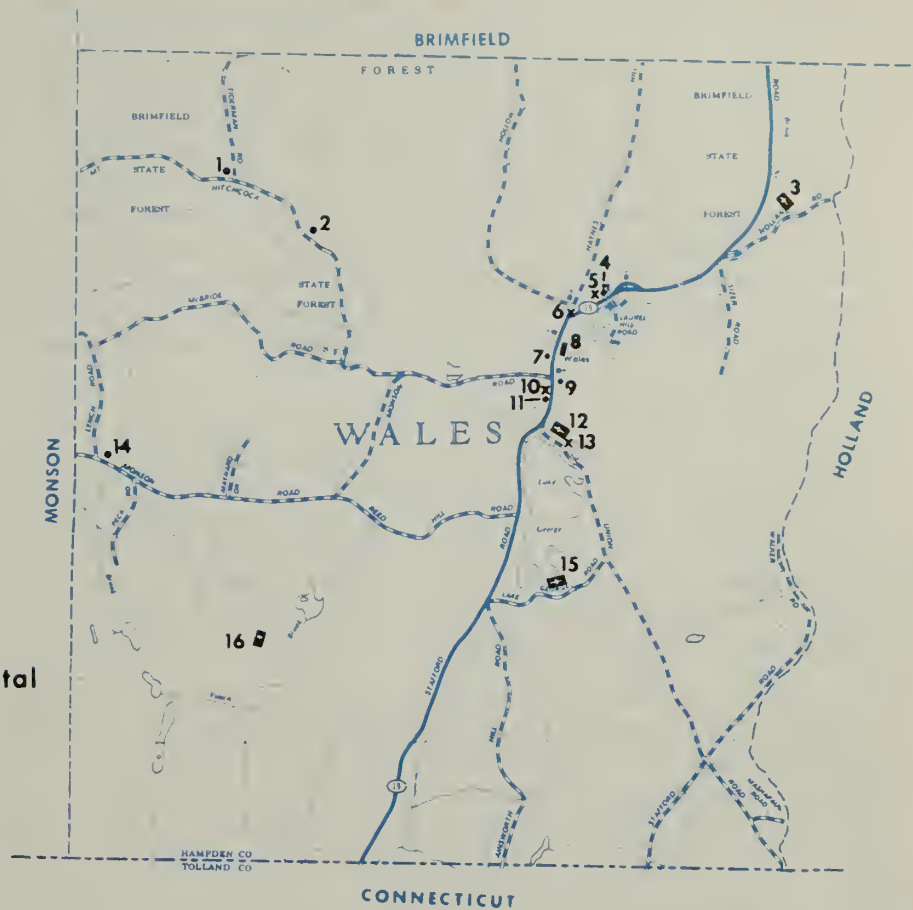
# Historic Preservation Inventory

## Town of Wales



### LEGEND

- Dwelling
- Industrial
- ◆ Other Governmental
- ⌵ Library
- ⌵ Cemetery
- x Monument



### Scale



# Ware

Although much of the architectural heritage of this town reflects its growth as a 19th century industrial center, a significant amount of its earlier development also remains. The Commission's inventory of Ware, which found 31 structures and two cemeteries, thus ranges from the colonial through the Victorian, located on rural roads, highways, and in the center of town.

Ware's downtown contains many Victorian-era buildings. The most imposing is the town hall, whose soaring tower is one of the town's most important visual features (no. 9). Across Main Street is the Storrs Block (1887), a spirited eclectic structure (no. 8). The church next to the town hall (no. 10) and the Young Men's Library Association at East Main and Church Streets (no. 6) further enrich the downtown. On East Main Street is a stone mill building, still in industrial use, which provides an impressive link with the early industrial development of Ware (no. 11). A number of structures built to house workers in the town's industries also remain in this portion of the town.

West of the urbanized area is a cluster of earlier structures in Ware Center. The Congregational Meetinghouse, said to date from 1799 although its distinctly Greek Revival details indicate later modifications (no. 20), the adjacent cemetery (no. 20), and three nearby colonial houses (nos. 21-23) form a group suitable for creation of an historic district. Also of significance are a large Georgian Colonial house on Doan Road (no. 15), and the Quabbin Park Cemetery (no. 25), established in 1938 to consolidate cemeteries from the towns which were lost to Quabbin Reservoir.

Much of Ware's heritage, chiefly its downtown buildings, has been allowed to deteriorate and continues to face an uncertain future. Poor alterations have taken their toll on downtown commercial structures--in classic fashion chiefly on their first floors. The very existence of these buildings, and of the stone mill structure, would not appear to be assured, given their apparent problem of attracting economically realistic uses.

Also threatening this part of town, and a possible problem elsewhere, is highway reconstruction, including widenings, relocations, and redesign of intersections. Such projects must be properly designed, or else the settings of historic structures will continue to be "chipped away" in the name of efficiency. The recent controversy over redesign of a downtown intersection should give ample proof of the damage that might occur if historic and visual values are not given their due. Further hampering preservation in Ware is the lack of a zoning by-law, which leaves the town without a tool which could be of help in protecting its historic environment.

Ware has an historical society but no commission.

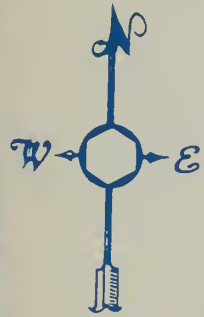
## Recommendations:

1. Establish a Ware Historical Commission.
2. Create an historic district in Ware Center including numbers 20-23 and sufficient open space to act as a protective buffer and a setting.
3. Consider the creation of an historic district in downtown Ware incorporating the library, the Storrs Block, the Town Hall, the church, the old industrial building (nos. 6, 8-11) and adjacent Main Street structures.
4. Apply for a National Register listing for the old meetinghouse (no. 20), either separately or as part of a Register district listing covering an area containing all of the items listed in Recommendation 2.
5. Apply for a National Register listing for the stone mill (no. 11) and the Town Hall (no. 9), separately or as part of a Register district listing covering an area similar to the district suggested in Recommendation 3.



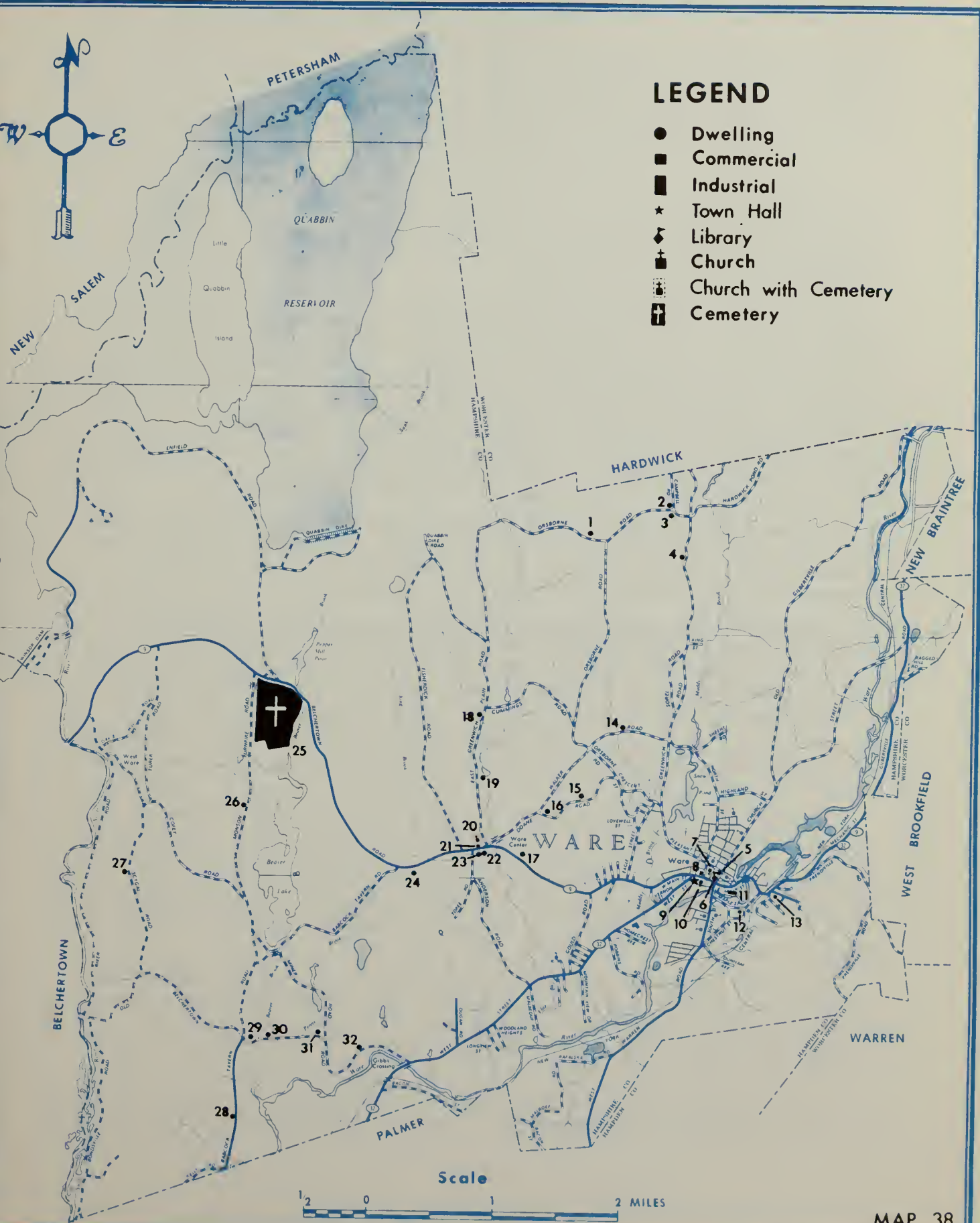
# Historic Preservation Inventory

## Town of Ware



### LEGEND

- Dwelling
- Commercial
- Industrial
- ★ Town Hall
- ◆ Library
- ✙ Church
- ✙ Church with Cemetery
- ✙ Cemetery



# Westfield

One of the earliest settlements to appear in the Lower Pioneer Valley, Westfield, like Springfield, Northampton and others, began as a river-oriented agricultural village. During the early 19th century, it shared in the industrial development characteristic of many New England communities. It later became a major center of diversified industry though not an industrially dominated "mill town." The result of this growth is today's urbanized city, whose substantial architectural heritage reflects a diverse past.

The Commission inventoried 101 items in Westfield, located mainly in its urbanized core and in a few small outlying clusters. Most styles are represented, with the Greek Revival being the most numerous. There are many fine examples of Georgian Colonial and Federal architecture, including a number of brick Federal homes.

One of the city's oldest structures is the Clapp Tavern at 53 Court Street, built in 1730, and originally on the town green (no. 47). Two houses date from 1735: the Henry Stiles House on West Silver Street, a classic early georgian Colonial (no. 55), and the Dewey House (or "1735 House") at 87 South Maple Street, with an identical doorway, now the headquarters of the Western Hampden Historical Society (no. 94). Also of early vintage are dwellings on Union Street near Mosley Avenue (no. 21), on Sackett Road (no. 95), and at 138 Main Street (no. 79). At Main and Exchange Streets is the Fowler Tavern, a Georgian Colonial gambrel which retains its characteristic form despite much modification (no. 81).

The most striking colonial structure in Westfield is the Steven Sackett Tavern on Western Avenue (c.1760), a large scrupulously-restored dwelling of dark-stained clapboard with a scroll-pedimented "Connecticut Valley" doorway--one of the region's most important landmarks (no. 101).

Among the city's fine Federal buildings are the Fowler-Gillett House (1817) on Court Street now used as a library (no. 39) and the Medical Arts Building on Court Street of the same age (no. 42). The row of three townhouses on Court at Broad Streets appears to be of similar vintage (no. 38).

Westfield's profusion of Greek Revival architecture includes three houses with the relatively rare side portico: at the junction of Montgomery and North Roads (no. 4), on Shepard Street (no. 24), and at 47 Court Street (no. 44).

Many of the Victorian period's myriad styles are represented in the city, including many of Italianate design. The Westfield Municipal Building on Court Street clearly shows the influence of the Richardsonian Romanesque with its massive entrance arches (no. 49). At 28 King Street is a rare example of that most American of building forms, the octagon house (no. 48). On North Elm Street is a Victorian railroad station now continuing its useful life as a furniture store (no. 20).

Westfield is among other things the "Whip City." A structure on Elm Street is still used by a whip company (no. 22), and on Main Street is a former whip manufacturing plant, now partly in commercial use (no. 73). Also of industrial interest are two buildings of the H. B. Smith Company on Main Street (nos. 74, 75).

Part of Westfield's core area, bounded roughly by Franklin, Broad, and West Silver Streets, contains its most dense groupings of historic buildings.

This concentration is particularly evident along major streets such as Court, Broad, and Franklin. The preservation of much of this area via historic districting should be seriously pursued.

The architectural heritage of Westfield has fared reasonably well in the battles against decay and demolition. This is partly due to the fact that the city did not undertake major urban renewal of its core area during the period when such renewal was synonymous with massive clearance. Threats to historic values do exist in Westfield, however, including roadway improvements and commercial zoning, the latter being the cause of inept conversions of residential structures.

To prevent further erosion of Westfield's heritage, city policies and actions over a broad area should support preservation values. Future urban renewal projects for the core area, for example, can include preservation, and enhancement, of its historic buildings. The extent of commercial zoning can be reduced and the text of the zoning ordinance revised to enable tighter regulation of commercial districts, to discourage demolition and poor conversions. Highway projects, both large and small, can be reviewed more closely for their impact on the historic environment. The city can promote adaptive re-use of public buildings which have reached the end of their original usefulness, the conversion of the Westfield State College building into Westfield's city offices being an excellent example. These and other city actions should be closely coordinated with direct preservation tools such as historic districting, National Register listings, and facade easement programs.

Westfield has an historical commission, established 1973, and the Western Hampden Historical Society.

#### Recommendations:

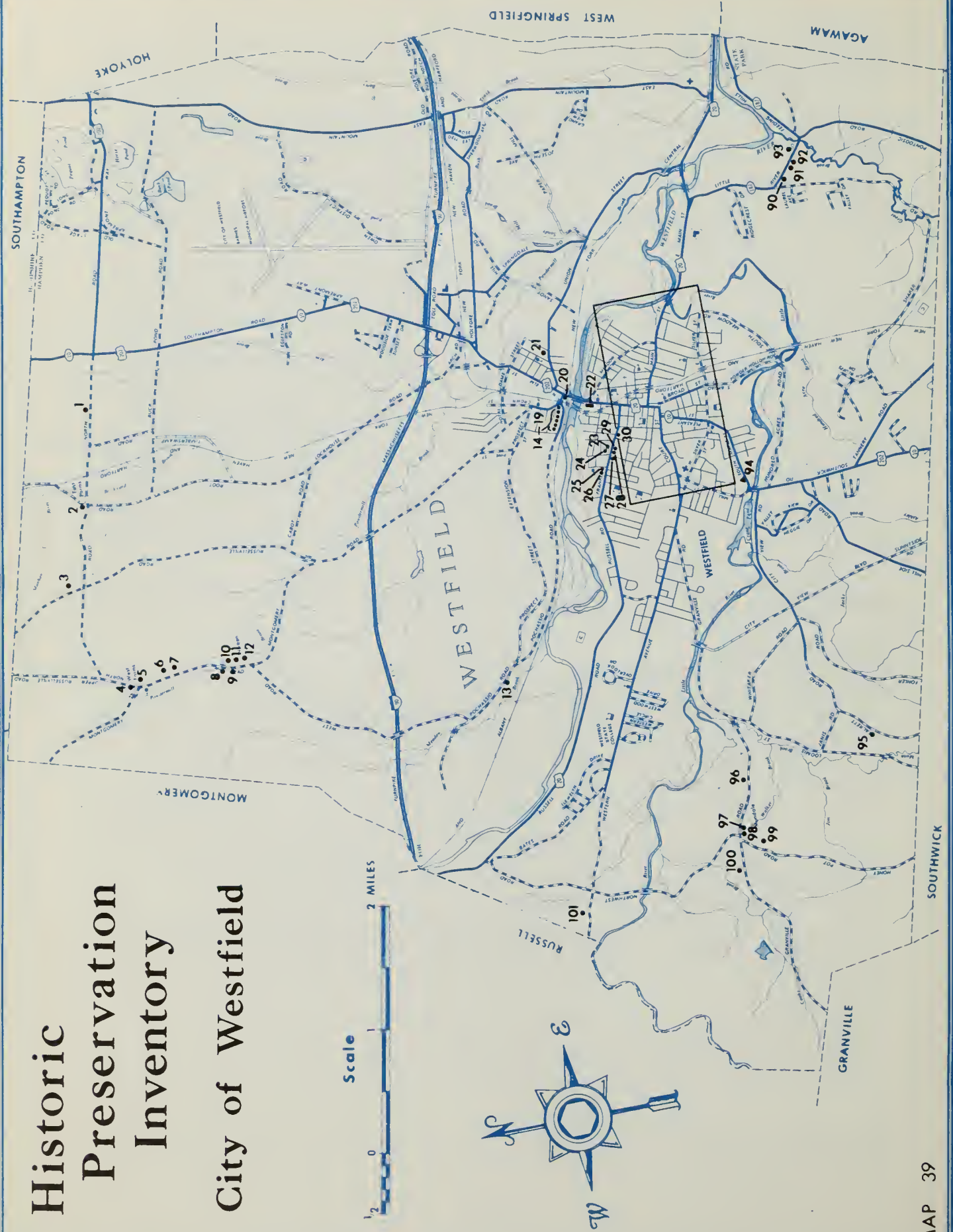
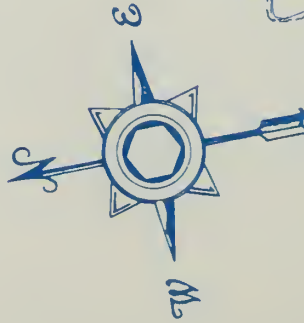
1. Establish an historic district in the Court/Broad/West Silver Streets area, incorporating inventory items 38-40, 42, 43-45, 47, 49, 55, 56, and 58-71, as well as non-historic properties at its edges to serve as a protective buffer. Consideration should be given to inclusion of parts of the area north of Court Street, including Franklin Street, either at the same time or at a later date.
2. Apply for National Register listing for the Westfield Municipal Building (no. 49) either separately or as part of a Register district listing covering an area similar to that mentioned in Recommendation 1. Submittal of the Sackett Tavern (no. 101) and the Dewey House (no. 94) is also recommended.
3. Explore the possibility of establishing a facade easement program for use with commercial blocks in the central business district and other buildings.



# Historic Preservation Inventory

## City of Westfield

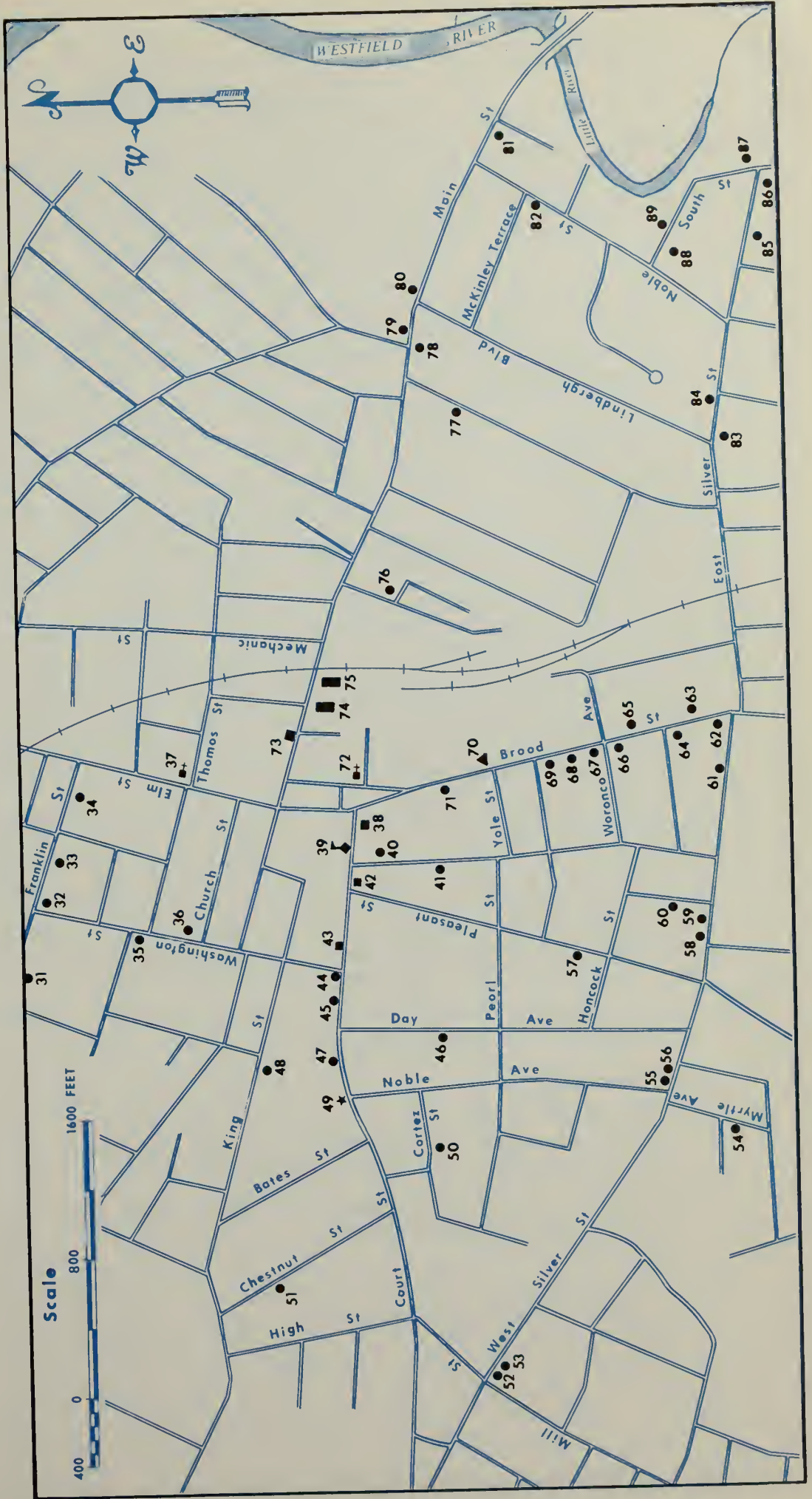
Scale



# LEGEND

- Dwelling
- Commercial
- Industrial
- ★ City Hall
- ▲ Institutional
- ⬇ Library
- ⬆ Church

MAP 39 (Inset)





# Westhampton

Typical of many rural communities, the historic buildings of this small Hampshire County town are scattered along its roads and highways and grouped attractively in the town center adjacent to a landmark church. The Westhampton inventory consists of 50 items from the Early Colonial to the Victorian periods and includes two cemeteries.

A number of buildings are deserving of special mention. In the town center the most notable building is the Congregational Church (1829, spire added 1860), a handsome structure in the late Federal style (no. 21). Near it on the small town common is the Greek Revival town hall so typical of rural New England towns (no. 22). Nearby on North Road are the late 18th century Captain Jared Hunt House with its attractive entranceway (no. 18) and the Silvester Judd House, of similar vintage, now used as the parsonage for the above church (no. 20). The Phelps House (1801) on Stage Road (no. 25) and the Loud House (1816) on South Road, originally a wood turning mill (no. 27), add additional interest to Westhampton's center. This section of the town, with its abundance of individually beautiful structures and an especially favorable setting, should be protected through establishment of an historic district.

Among noteworthy structures outside the center is the Georgian Colonial house on Southampton Road with its classic nine-window facade (no. 16). On Route 66, which has a number of inventoried structures, is a "saltbox" built in 1768 and recently restored, which may be the oldest surviving building in Westhampton (no. 46). Down the road, at the corner of Southampton Road, is a small brick former schoolhouse (no. 39). The early 19th century Parsons sawmill on Easthampton Road has seen many years of productive use (no. 34).

The future of Westhampton's landmarks is fairly secure, but certain areas of concern must be watched closely. One is the proposed reconstruction of Route 66, which, as initially set forth, would include substantial widening of the roadway, and as a result would likely produce degradation of the setting of the contiguous historic homes. The other area of concern is the zoning by-law and other planning tools which should be strengthened to enable the town to deal sensitively with growth pressures and promote historic preservation goals.

Westhampton established an historical commission in 1973. It does not currently have an historical society.

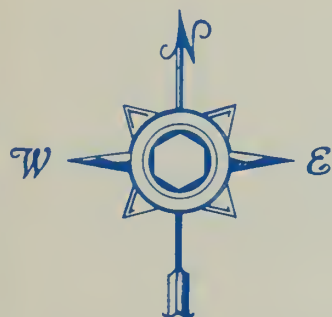
## Recommendations:

1. Create an historic district in the town center, incorporating inventory items 17 through 32 and enough open land to insure that a proper setting is maintained for the district.
2. Apply for a National Register listing for the town center area described in Recommendation 1.



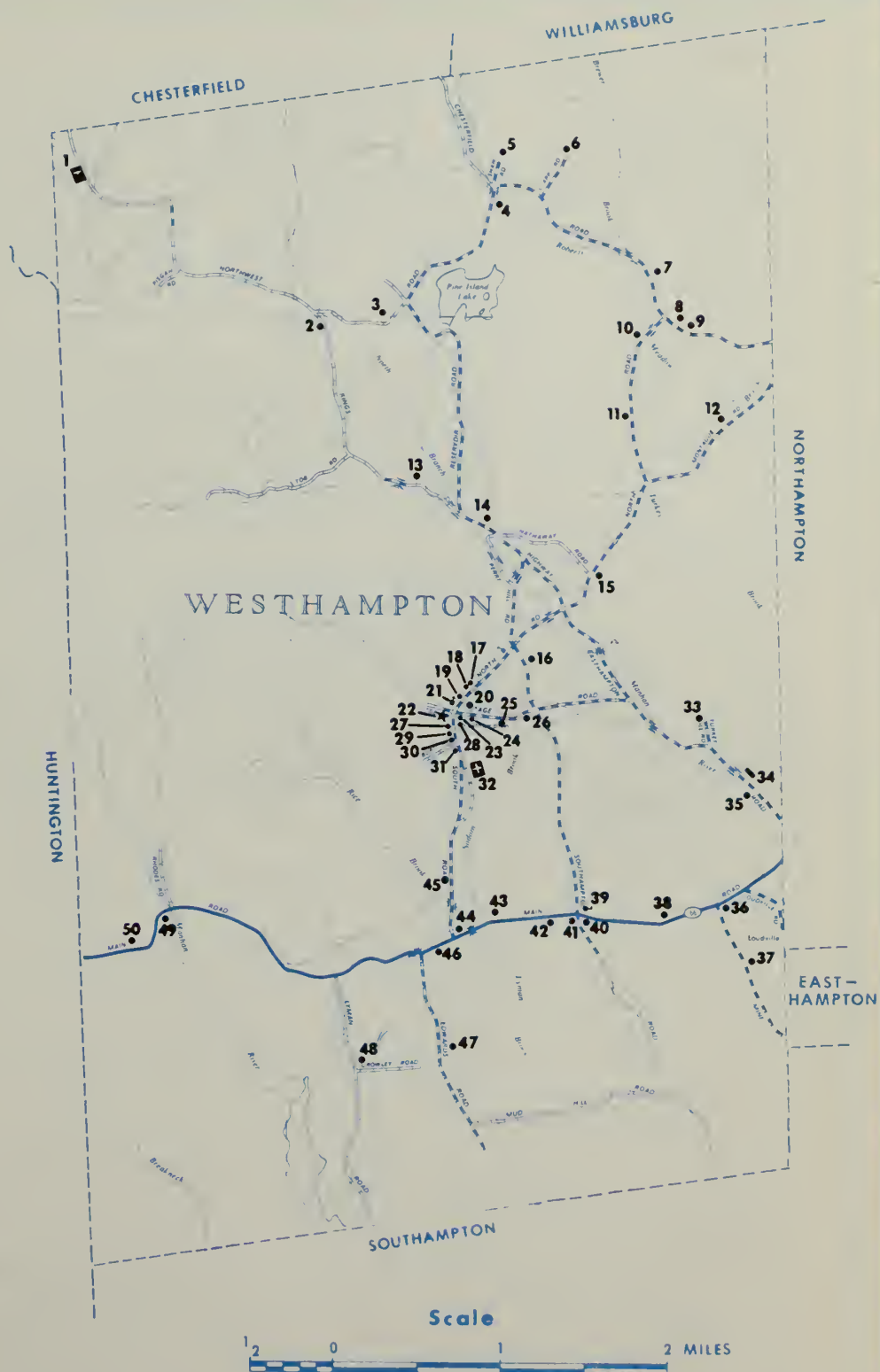
# Historic Preservation Inventory

## Town of Westhampton



### LEGEND

- Dwelling
- Industrial
- ★ Town Hall
- School
- ✝ Church
- ⛪ Cemetery



# West Springfield

West Springfield has a varied collection of architecturally and historically important structures, certain of which are quite distinctive. The Commission's inventory identified 57 items, covering a chronological range from Early Colonial to Post-Victorian and located chiefly in the southern and southeastern urbanized portions of the town. No large groupings of buildings exist, but there are a few small clusters of note.

A list of the town's most important structures can be headed by the Day House (1754), an Early Colonial "saltbox" on Park Street, which enjoys the distinction of being the only brick "saltbox" in New England and possibly the country (no. 15); it was placed on the National Register of Historic Places in 1975. On Main Street is the Ely House (1850), designed by Richard Upjohn and one of the finest examples of the Italian Villa style in the region (no. 14). At the crest of the hill on Elm Street is the former First Congregational Church (c.1802), the oldest surviving church building in the town and now used as a Masonic Temple (no. 22).

Among dwellings from the Early and Georgian Colonial periods are houses on Dewey Street at Sibley Avenue (no. 33), Piper Road at Birnie Avenue (no. 31) and at 1872 Westfield Street at Rogers Avenue (no. 41). A number of Colonial structures have been grouped with early 19th century buildings to form Storowton Village, a museum village on the Eastern States Exposition grounds (nos. 1-8). All of these structures, of varying original use, were moved here from other towns in New England. There are two brick Federal homes, on Route 5 near the Turnpike (no. 29), and the Levi Brooks House on Cayenne Street (no. 27). The Hale House on Park Street is a unique Greek Revival design with Victorian embellishment (no. 18).

A group of structures in the Mittineague section attests to the town's early industrial development and includes a factory complex (no. 56), a commercial structure (no. 55), a railroad station (no. 57), and dwellings on Prospect and West Streets (nos. 44-54) which appear to be workers' housing. Much of this area could be made into an historic district. Also of value is the Baltimore truss railroad bridge built in 1905 over the Connecticut River (no. 12) and the Memorial Bridge completed in 1922 (no. 11).

In 1972 West Springfield established the region's first historic district, the Broadway Historic District, covering the town common and adjacent areas.

Many of the town's landmarks face the same problems which confront those in other urbanized communities, such as neglect, poor alterations, and changes in use. Commercial zoning of historic structures (outside of historic districts) is often the cause of these and related difficulties such as the adverse impact of commercial uses adjacent to historic buildings. And, as in all municipalities, care should be exercised in the design of roadway improvements to minimize visual degradation.

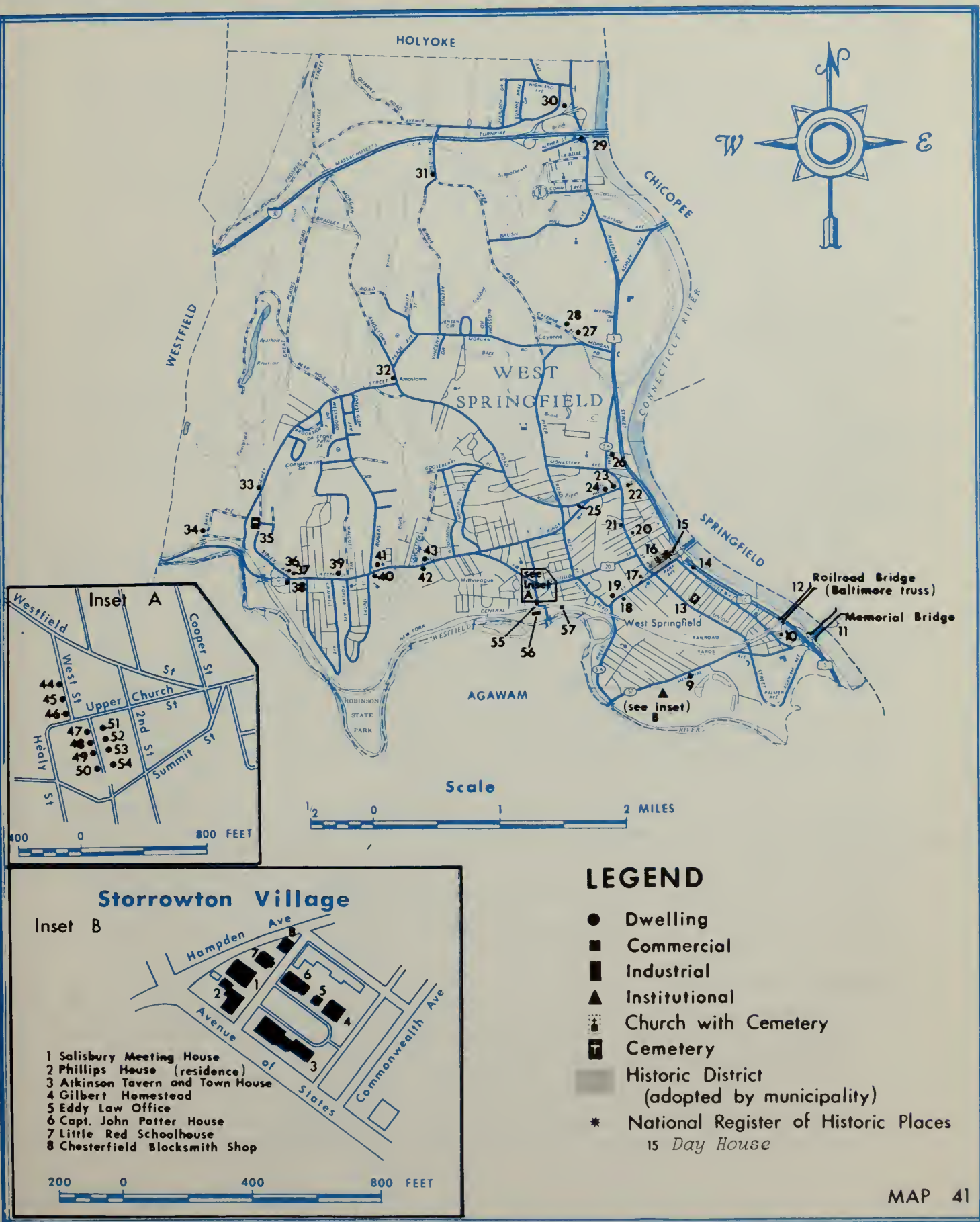
West Springfield has an historical commission, an historic district commission, and the private Ramapogue Historical Society.

## Recommendations:

1. Establish an historic district in the Mittineague industrial area, incorporating items 44-57 and enough additional area to act as a buffer.
2. Apply for National Register listings for: the First Congregational Church (no. 22), the Ely House (no. 14), and Storowton Village (nos. 1-8).
3. Apply for a National Register listing for the town common
4. Apply for National Register district listing for part or all of the area described in Recommendation 1.

# Historic Preservation Inventory

## Town of West Springfield





# Wilbraham

The Commission has identified 100 items for Wilbraham, representing a full chronological range of structures, many of them located on Main Street in the town center.

One of the oldest dwellings in this attractive suburban town is a "salt-box" on Three Rivers Road which, although much modified, still displays its distinctive form (no. 2). On Mountain Road are two early Georgian Colonial dwellings with their characteristic nine-window facades: 182 Mountain Road, built in 1748 (no. 4), and 218 Mountain Road, built in 1769 (no. 5). At 515 Main Street is a 2½-story Georgian Colonial gambrel, one of the handsomest of its type in the region and used in its early years as a tavern (no. 71). An unusual structure from this period is the house at 450 Main Street (1794) which was originally a Methodist meetinghouse (no. 48).

The early Federal style is well represented by the house at 568 Main Street (c.1810) with its delicately molded doorway (no. 78). The Federal homes at 744 Main Street and 515 Stony Hill Road are of the gable-to-street off-center doorway variety (nos. 88 and 92). One of the most unusual homes in the region is the brown sandstone house at 651 Main Street built in 1832 in a style transitional to Greek Revival (no. 85).

Wilbraham is home to the Wilbraham-Monson Academy, a private secondary school founded in 1825. Its main building, Old Academy (1824), is a large stately brick structure with Romanesque, Italianate, and classical features (no. 43). The nearby classroom building (no. 45) and church (no. 46) also give Victorian flavor to the town center and the open spaces provided by the academy grounds enhance its visual qualities.

Also of interest is the Red Bridge power station in the northeast corner of town, a brick Victorian industrial building built over an inlet from the Chicopee River (no. 1).

While Wilbraham has a heritage any town would envy, as a suburb of Springfield it faces growth problems which could degrade much of it. Poorly designed subdivisions, over-expansion of commercial facilities, and major roadway widenings and relocations--these and other classic features of the growing urban fringe should be kept under control. Fortunately the town is well armed with development controls--including zoning by-laws which limit and closely regulate commercial uses in the historic town center--and it has active planning and conservation functions.

The inevitable demands for widening the town's main roads, a prime characteristic of growing suburban communities, should not be realized at the expense of historic values--especially in the case of Main Street and Stony Hill Road. The demand for safety and efficiency must be balanced against the need for preservation of Wilbraham's uniquely attractive environment.

Wilbraham has an historical commission, established in 1973, and an historical society.

## Recommendations:

1. Establish an historic district in the town center incorporating at its greatest extent inventory items 32-73, as well as non-historic structures and open space at its edges to serve as a buffer and a setting. Initially a smaller district could be created within this area including items 33-49 or 43-50, 60, and 62-68.
2. Apply for a National Register listing for Old Academy (no. 43), separately or as part of a National Register district listing for the Main Street area.

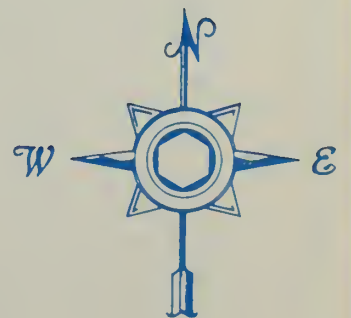
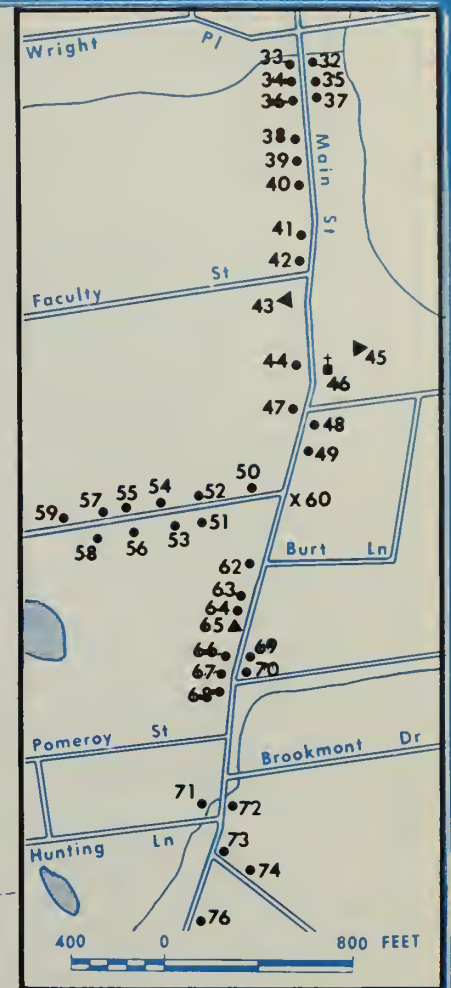
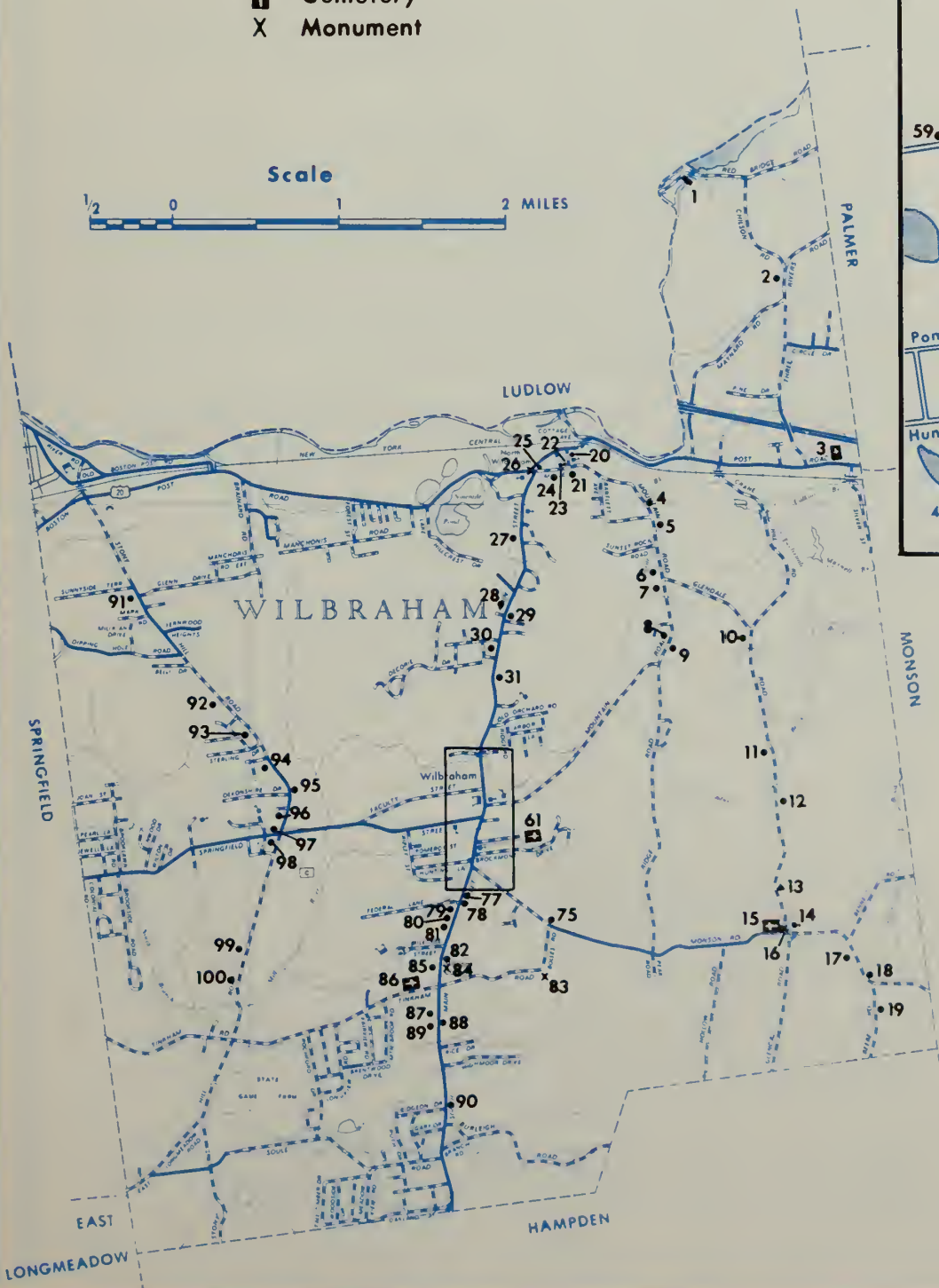
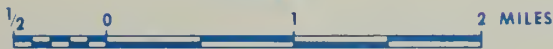
# Historic Preservation Inventory

## Town of Wilbraham

### LEGEND

- Dwelling
- Industrial
- ▲ Institutional
- ▤ School
- ✙ Church
- ⦶ Cemetery
- X Monument

Scale





# Williamsburg

The linear settlement pattern of this Hampshire County town has been determined by the Mill River, along whose branches the two villages of Haydenville and Williamsburg have developed. These two centers contain more than half of the Commission's inventory of 101 items, which is dominated by buildings from the Georgian Colonial, Federal, and Greek Revival periods.

In Haydenville are three structures of special interest. The century-old industrial building on Route 9, for many years used as a brass works, is a striking example of 19th century industrial architecture (no. 89). Across the road are two porticoed Greek Revival houses, which are perhaps the most famous domestic examples of this style in the region (nos. 87 and 88). Also of importance are the ornate Greek Revival Haydenville Congregational Church (no. 86), and a group of three Greek Revival structures on Fort Hill Road built to house workers at the adjacent textile mill, which has unfortunately burned down (nos. 79-81).

Williamsburg village also has significant and attractive buildings. The Greek Revival Congregational Church has been enlarged in the front with a more recent Georgian Revival addition (no. 38). One of the earliest mill buildings in town is the Williamsburg Blacksmith Shop, built in 1840 (no. 26). In the village center are the uniquely styled stone Meekins Library (no. 61), the Williams House (c.1812), with its long history as an inn (no. 62), the former town hall (no. 63), and the Wells/Packard House (c.1810) (no. 65). Preservation of parts of both Williamsburg and Haydenville via historic districting should be seriously considered.

Outside of the villages are a number of notable structures, including two Federal homes, the stately brick Clary House (1812) on Hyde Hill Road (no. 14), and the distinctive Ely House on Old Goshen Road (no. 11). The town's rural roads contain a sprinkling of early dwellings.

Williamsburg's historic dwellings face few threats, but the future of some of its other buildings, such as the Haydenville mill, is less assured. Adaptive re-use of this structure, possibly for public use such as town offices, should be seriously considered. Also of concern is the possible reconstruction or relocation of Route 9 which, given its proximity to many historic buildings, would have to be done with extreme care. Finally, revisions to the zoning by-law should be written so as to insure minimal impact of future growth on the historic environment.

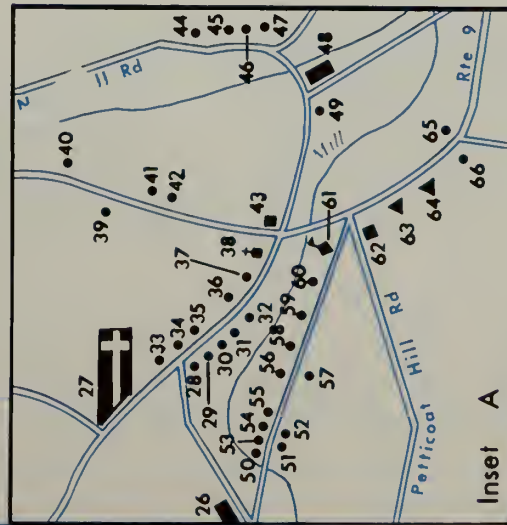
Williamsburg has both an historical commission and an historical society.

## Recommendations:

1. Establish an historic district in Haydenville, incorporating inventory numbers 87-92. Inclusion of adjacent open space along the Mill River and the Brass Millpond to provide an attractive setting, and act as a buffer, is especially desirable.
2. Establish an historic district in Williamsburg village, incorporating items 61-65, and adjacent non-inventoried properties and open space. A district including items 28-38, and 43, is also possible, as in one including items 26, and 50-60.
3. Apply for National Register listings for the Haydenville mill (no. 89) and the Hayden Houses (nos. 87 and 88), either separately or as a National Register district.



# Historic Preservation Inventory — Town of Williamsburg

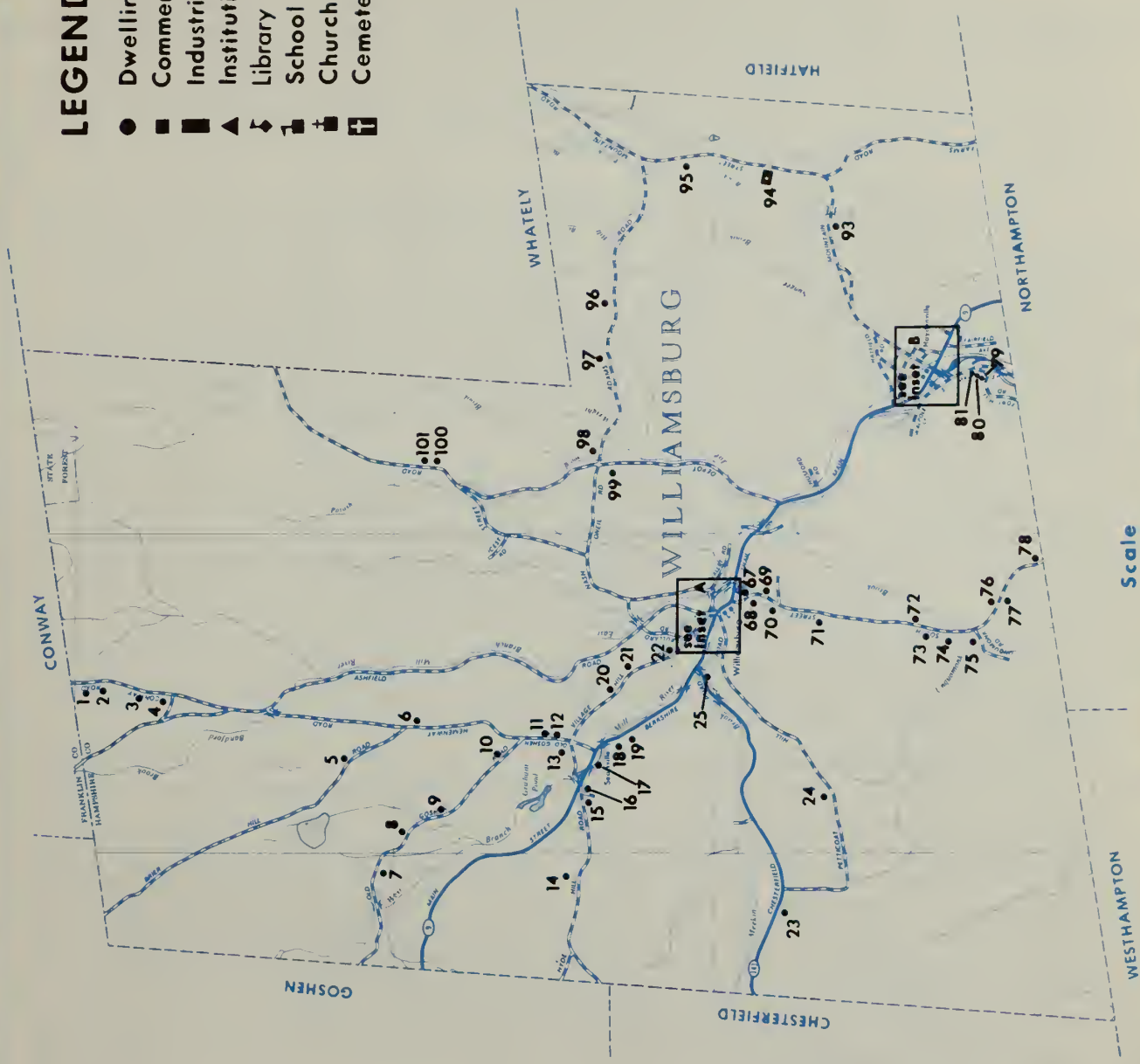


Scale of Inset Maps 1 inch = 800 feet



## LEGEND

- Dwelling
- Commercial
- Industrial
- Institutional
- ▲ Library
- ✚ School
- ✚ Church
- ✚ Cemetery



Scale



# Worthington

The architectural/historical heritage of this attractive Hampshire County town is similar to many rural New England towns in its chronological distribution. There are a few Early Colonial structures, a number from the Georgian Colonial and Federal periods, and a heavy representation of the Greek Revival style. The inventory, which also includes three Victorian-era buildings, one ex-school, and six cemeteries, identified 47 items, scattered across the town and clustered in one major grouping at Worthington Corners.

Located at the Corners is the Jonathan Woodbridge House (1806), an ornately imposing dwelling which illustrates a style that is transitional from the Georgian Colonial to the Federal (no. 30). Nearby on Old North Road is a handsomely restored Early Georgian Colonial home (no. 35). On Buffington Hill Road is one of the region's most beautiful architectural curiosities, a Greek Revival home with Ionic portico which was raised from its original 1½-story height (no. 26). These and adjacent structures in the Corners area form a grouping which should be preserved through establishment of an historic district.

Another restored Georgian Colonial dwelling is located on Clark Road (no. 40). Similarly well restored is an Early Colonial house on West Street that dates from 1769 (no. 17). The Buffington House (1806), on Buffington Hill Road at Ridge Road, is a representative example of the Federal style (no. 22). On Route 112 at Radiker Road is a colorful Gothic Revival house that is one of the more unusual in the region (no. 11).

Also significant are the Worthington Town Hall (no. 19) and the South Worthington Church (no. 5), both Greek Revival structures, and the Conwell Academy building built in 1894 in South Worthington (no. 4).

Other than the usual amount of neglect and poorly-designed alterations, there are no major forces currently threatening Worthington's historic heritage. Two areas must be watched closely in the near future, however. The zoning by-law presently lacks the ability to closely regulate future growth, which could as a result have a negative impact on the historic as well as the natural environment of the town. Secondly, the possibility of reconstruction of Routes 112 and 143 remains very real. If poorly designed, degradation of the setting of adjacent landmark structures would surely result, especially in the case of Worthington Corners.

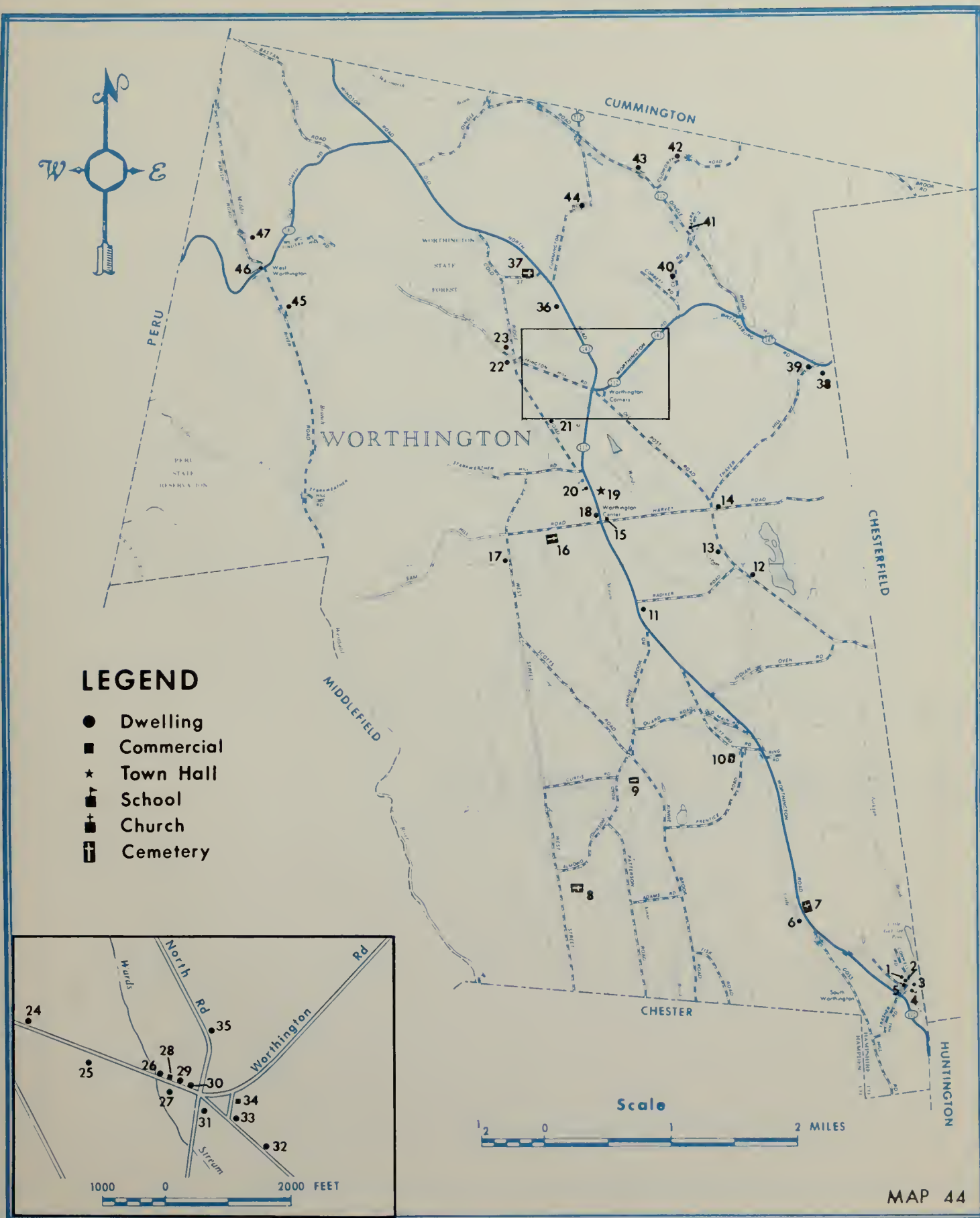
Worthington has both an historical commission, appointed in 1974, and an historical society.

## Recommendations:

1. Establish an historic district for the Worthington Corners area, incorporating inventory numbers 22 through 35 and sufficient open space to act as a setting and a protective buffer.
2. Apply for National Register listing for the Woodbridge House (no. 30), either separately or as part of a National Register district listing covering an area containing all of the items mentioned in Recommendation 1.

# Historic Preservation Inventory

## Town of Worthington







## **VII**

# **PRESERVATION METHODS**





It almost goes without saying that historic preservation is primarily a local activity. Although the cumulative effect of the many historic structures and sites in this country is considerable, in terms of national, state, and regional interest in saving them, much of the impetus for this action has come from the local level and should continue to do so. Aside from the landmarks of obvious national significance, the majority of these properties are the physical representation of local history and community development. Physically speaking, moreover, these structures and groupings of structures are usually discrete entities contained wholly within a town or city. Without a continuing interest in their preservation at this level, their chances for survival may be poor.

This local interest must take the form of a local organization for preservation with a specific preservation program, prepared and implemented within the context of overall community planning. At the heart of this effort should be the articulation of clear-cut and obtainable objectives for preserving and enhancing the local historical and architectural heritage. Suggested steps for carrying out a local program are outlined below, and are followed by discussions of preservation techniques available for use by local preservationists, sources of financial and technical assistance, and estimating preservation costs.

## DEVELOPMENT OF A LOCAL PRESERVATION PROGRAM

As has been stressed a number of times previously in this report, it is of the utmost importance that preservation activity be closely coordinated with the land use and environmental planning performed by other municipal

agencies and boards as well as with that of non-local agencies. This should be the fundamental outlook of the local organization as it goes through the preservation program process outlined here.

1. Establish Historical Commission. For those municipalities that have not yet created such a commission, this should be the first step. The importance of having this group must be stressed, for both symbolic and practical reasons. By creating an historical commission, a municipality is stating that preservation of local architecture and history is a legitimate and desirable function of local government. Since it is the official agency to deal with the local preservation effort, the commission charts the course of the local preservation program, coordinating on an equal basis with other local planning agencies as well as those on higher levels.

In the Lower Pioneer Valley Regional Planning District, 32 out of the 43 municipalities have created historical commissions; these are shown on the map on page 16.

2. Develop Goals and Objectives. Given that each municipality in this region now has the benefit of a virtually complete inventory of its architecturally and historically significant structures and other items, as given in this report, the development of goals can be done with greater surety. The inventory, along with the recommendations in this report for historic districting, National Register submissions, and other local actions, given in Chapter VI, should help the local commission decide which structures and areas are to be considered of the highest priority for preservation. Goals on relating historical commission planning to other environmental planning can also be set forth, with emphasis on the creation of permanent inter-board liaison and cooperation.

The goal of increasing public awareness of the importance of preservation as well as the specific importance of the local heritage is essential to success of the overall program. Other objectives to consider are in the areas of continuing research on local inventory items, preservation methods to be applied both to high priority items and others in the local inventory, the seeking of financial assistance, and the publication of a preservation plan. These are all areas to which the historical commission should address itself; specific operational objectives can be worked out within each. Modification can occur over time for all of them.

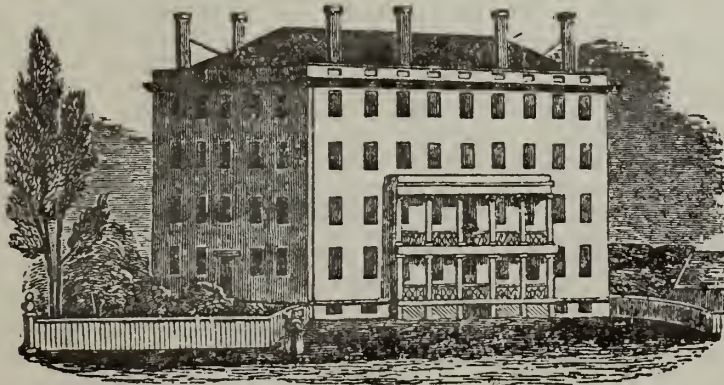
3. Contact and Coordination with Other Municipal Agencies. At this point it is important to make the historical commission and its objectives clearly known to the other municipal agencies concerned with environmental planning, including the planning board, conservation commission, parks/recreation commission, public works or engineering department, redevelopment authority, housing authority, and board of assessors. Their activities and planning should be reviewed for their possible effect on preservation; the community's comprehensive plan, if there is one, is especially important.

Methods of coordinating preservation planning with the planning of these agencies should be explored, not only to avoid future conflicts but where possible to work together on specific plans or projects, such as a joint conservation/historic preservation acquisition and restoration program or a housing rehabilitation project based on preservation values.

A process of continued information exchange should be begun at this point between the historical commission and the other agencies.

4. Promotional and Educational Activities. At about the same time as Step 3 is undertaken, the general public should be informed of the goals and functions of the historical commission. This step is an especially

crucial one, for only with long term support of the local populace can a preservation program get very far. If the message is enthusiastically received by the people of the community, the commission should hopefully gain voter sup-



Mount Holyoke Female Seminary, South Hadley,  
c. 1839.

port at town meetings for financial and other requests, offers of volunteer services for implementing the preservation program, verbal backing at public hearings and meetings, and other expressions of support. To achieve this over a long term, the commission should remain visible on a continuing basis. There is not enough space in this report to discuss public relations techniques, but let it suffice that the citizenry should be informed of specifics



as well as goals and objectives, and that the historical commission's stance as a legitimate environmental group should be stressed.

5. Refinement and Evaluation of Local Inventory. This step should include an overall ranking of inventory items along with the start of continued research on them. This ranking can be simple, dividing the inventory into those buildings and areas which should receive priority treatment (e.g., historic districting, submission to National Register) and the remaining items. Or a more refined rating system can be developed, dividing the inventory into a number of classes, and ranking them in order of importance. Preservation efforts for the inventoried items can be focused, but not limited to, the most important classes. Such evaluation of community inventories is applicable in rural, suburban, and urban municipalities.\*

In the more urbanized settings, this system can be extended to rank not only the buildings of architectural/historical significance, (i.e., those on the preservation inventory), but all buildings in a certain geographical area. The rating of these buildings can be based on various criteria, such as architectural significance, environmental compatibility, physical condition, design integrity, etc. The result is a ranking of structures as to those which might be preserved, those which should be preserved, etc., down to those which should be redeveloped. The importance of this method is based on the fact that planning factors are brought into consideration along with preservation values. Such a system can then be the important and specific basis for the upgrading of entire urban districts.\*\*

Enough basic information on each inventory item will necessarily have to be at hand before an overall ranking is carried out, of course. Most of this, including locational, chronological, visual, and thematic information, will have already been accumulated during the actual inventory phase. Further search can also begin at this stage of the program and should be

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\* Criteria for evaluation have been presented in a number of sources. One useful listing is given in Conservation of Historic and Cultural Resources by Ralph Miner, Chicago: American Society of Planning Facilities, 1969, pp. 19-20

\*\* This type of ranking system has been used in Alexandria, Virginia. See "Planning and Historic Preservation: The Old Town Alexandria Experience," by Paul W. Rasmussen, in Planners Notebook (AIP), Vol. 3, No. 1, Feb. 1973. A simple system has been developed in New Britain, Connecticut; see Historic Preservation Plan, New Britain, Connecticut, City Plan Commission of New Britain, 1972.

focused on those items of higher rank, especially when they will be submitted for National Register listing and/or they will be prepared for inclusion in a locally created historic district. Items of lower rank should not be forgotten, however, for additional research may make it necessary to revise their ranking.

6. Development of Preservation Plan. At this stage, the historical commission should be ready to lay out a plan of action for preservation of the town or city's assets. Based on the information and experience gained from the earlier steps, the commission can begin proposing fairly specific courses of action relative to the historic structure and areas of the community. Preservation techniques--such as districting, National Register nominations, easements, covenants, acquisitions, revolving funds, and others--should be explored, as can sources of financial assistance. (Both of these are discussed later in this chapter). Courses of action chosen can involve other town or city agencies with whom the historical commission has hopefully coordinated. In any event, the relation of the preservation plan recommendations to those of other local agencies should be included in the plan.

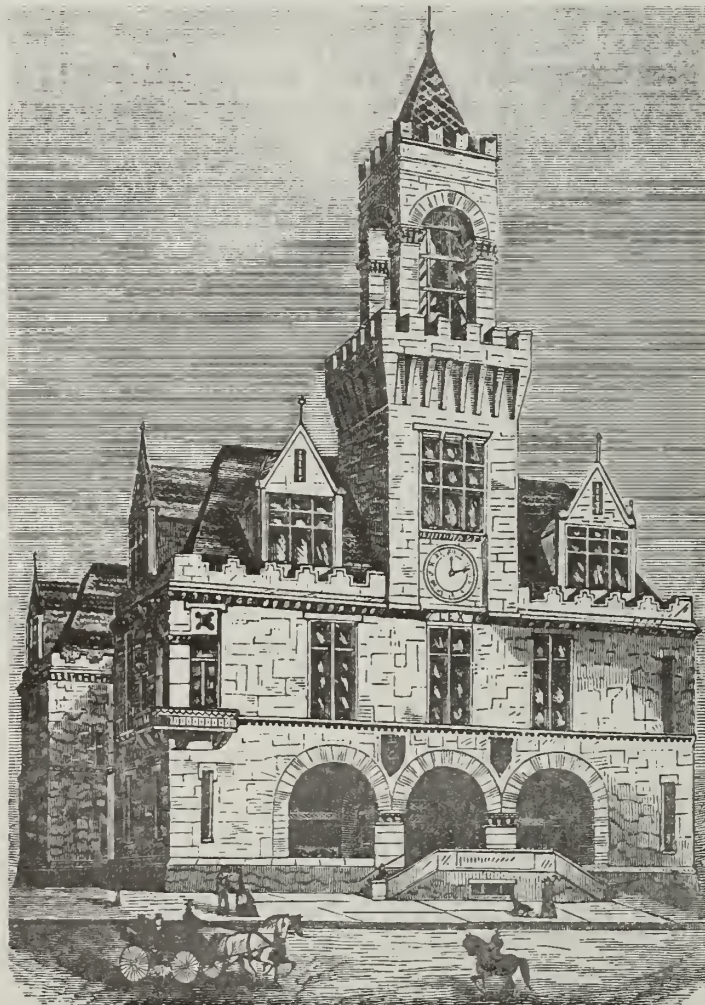
If at all possible, a timetable should be proposed, and the costs involved in implementing the plan should be set forth. Time and cost factors will depend to some degree on conditions outside local control, especially if non-local financial aid is to be sought. Long-term maintenance costs where necessary must be figured into the financial picture.

Hopefully, a written preservation plan document will be prepared, incorporating all of these factors. A map of the overall local inventory, indicating any ranking and evaluation done, should be part of such a report. This map can be made available for local citizen and agency use prior to this stage of the program.

7. Plan Implementation. This stage involves carrying out the recommendations of the preservation plan, and includes among others the passage of necessary town or city legislation, fulfillment of requirements for state or federal financial aid, submittal of all information necessary for landmark registration programs such as the National Register, preparation of reports and other requirements of the Massachusetts Historical Commission necessary for creation of historic districts, application for non-governmental financial assistance, and continuation of the official and general public coordination and information program.



With regard to the overall local preservation program described above, it should be realized that the program is flexible, and the sequence suggested here can be modified where necessary. Threats of demolition and decay, for example, may not respect the outline of steps given above. It could become necessary to concentrate commission activity on certain structures or areas threatened with destruction or alteration by a highway or urban renewal project. Such situations may force historical commission comments and decisions prior to formulation of the preservation plan; the commission, for example, should review and comment on any environmental impact statements connected with such projects. It then becomes especially important to make these decisions within the context of overall community planning.



*Hamden County Courthouse (erected 1874), Elm and State Sts., Springfield, c. 1879.*



## LOCAL PRESERVATION TECHNIQUES

A number of different public and private tools are available to the communities of this region to help carry out a local preservation program.

### Historic Districting

Perhaps the most widely used and highly developed preservation technique employed in the country is the historic district. Since its first use in Charleston, South Carolina in 1931, this method has come to be applied in cities and towns throughout the nation. In Massachusetts, historic districting has become a prominent preservation device: 60 districts have been adopted in 42 towns and cities as of February 1975. The Lower Pioneer Valley Region so far has four historic districts, two in Springfield and one each in West Springfield and Longmeadow. Many more are possible.

The basic purpose of the historic district is to preserve and enhance the architectural and historical values represented by a significant grouping of buildings and sites. This means protecting the buildings and sites themselves, and their settings, from demolition and from incongruous alterations or new construction. Areas to be considered for districts need not be geographically extensive nor of other than local importance. They are valuable, visually and historically, by virtue of their existence as entities or units. Certain buildings within them may be of limited interest, architecturally speaking, but may contribute to the visual integrity and appeal of the overall grouping.

The key to historic districting is the establishment of architectural controls over a specific area, and the process of review, by a specially created local agency, of proposed alterations and new construction in that area in light of these controls. In Massachusetts, the establishment of historic districts is regulated by the Historic Districts Act (Chapter 40C of the General Laws, as amended), which also provides for the creation of local historic district commissions. This Act (see the Appendix for full text) sets forth the categories of architectural and other features over which an historic district commission may exercise authority; this list may be narrowed by local option. Only exterior architectural features visible from public ways fall under the control of such a commission. The process of approval of proposed constructions or alterations is also specified by

the Act: in simplified terms, it involves the issuance of a "certificate of appropriateness" by the commission as a prerequisite.

An important consideration in setting up an historic district is the location of its boundaries. Various types can be used, alone or in combination, including rear lot lines, set-backs from roads, edges of roads, and natural boundaries such as water bodies, crests of hills, valleys, or specified slopes. To give the district an appropriate setting and to protect the district from future undesirable development at its edges, some open space and/or non-historic property should be included if possible on its fringes.

An historic district and historic district commission are established by a two-thirds vote of a town meeting or city council. The steps necessary to create a district are given in a checklist in the Appendix. For a full explanation of these steps, see Guidelines for Establishment of Historic Districts, available from the Massachusetts Historical Commission, 40 Beacon Street, Boston, MA 02108.

#### Easements

The use of easements, or restrictions, as they are also called, has grown significantly as a preservation tool in recent years. This device involves the acquisition by a public or private body of certain rights in a property--usually the rights to alter its exterior appearance. The owner of the property retains all other rights in it and it continues in the same use. Usually preservation easements are acquired through purchase, although they are sometimes received as gifts, or through condemnation if a public body is involved.

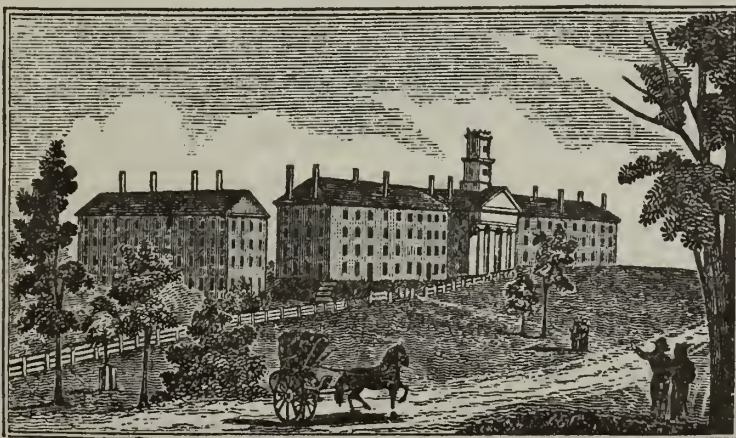
In Massachusetts, the use of preservation restrictions has been facilitated by legislation passed in 1969 (Chapter 666 of the Acts of 1969), which gives the following definition:

A preservation restriction means a right, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land or in any order of taking, appropriate to preservation of a structure or site historically significant for its architecture, archeology or associations, to forbid or limit any or all (a) alterations in exterior or interior features of the structure, (b) changes in appearance or condition of the site, (c) uses not historically appropriate, or (d) other acts or uses detrimental to appropriate preservation of the structure or site. (Mass. G.L., Ch. 184, Sections 23-33)

Preservation easements or restrictions have a number of advantages. For one, they are cheaper than the purchase of the complete fee title to a property. From the property owner's point of view, monetary compensation is received for the giving up of the right to alter the structure, which is not the case with historic districting. The device is particularly well suited for preserving structures that are too widely scattered to be protected via districting. In addition, interiors and exteriors not visible from public ways may be also preserved by restrictions, which cannot be done in this state through districting.

There are problems with easements. From the viewpoint of the municipality, they cost money as opposed to historic districts, which involve no compensation to property owners. They can be complex undertakings, especially when it comes to determining the value of the restrictions sought. Where an area is to be preserved, the negotiation process can take longer to implement than might be involved in setting up an historic district, although the reverse may be true if the local political situation is particularly difficult.

There are a number of examples of innovative and successful easement programs in this country. One of the more notable has been developed in



*Amherst College, Amherst, c. 1839.*

Annapolis, Maryland, by a local private preservation organization, working closely with the state, which has acquired easements over the facades of a number of the historic buildings of the town. In Massachusetts, a good example is Ipswich,

where the local historical society matched a grant from the federal Department of Housing and Urban Development to purchase easements, as part of a HUD pilot project. As in most successful preservation programs, an inventory and evaluation of the town's historical assets came as a necessary prerequisite.



### Restrictive Covenants

Sometimes the use of restrictive covenants, or deed restrictions, can be helpful. Such covenants, which run with the land, commit the property purchaser to particular practices with respect to his acquisition. Deed restrictions have been used by public agencies undertaking urban renewal projects, and can be used by public and private organizations for preservation purposes. The latter can utilize them in conjunction with a revolving fund (see below), in which properties are purchased and renovated, and sold with deed restrictions attached to insure continued protection of the property.

### Revolving Funds

Creation of a revolving fund is a means of financing historic preservation. Private organizations raise funds to purchase and restore historic structures, which are then rented or resold (usually with deed restrictions to protect their exterior appearance), with the proceeds returning to the fund to be used for other structures. The fund consists of cash or other equities, a line of credit, or any combination of these owned and administered by the organization.

A successful example of this technique is the revolving fund set up in Charleston, South Carolina, by the Historic Charleston Foundation. Their fund is financed by local foundations and individuals, and is used to purchase, restore, and then resell or rent historic properties. In recent years this organization has concentrated on buying large rows and clusters of buildings to gain added protection.

The Historic Savannah Foundation has also been quite successful. This group which usually concentrates on inner-city districts, purchases, promotes, and resells properties, but does not do the actual restoration work. It has, however, established guidelines for restoration and makes use of deed restrictions. It is significant to note that their director is not a preservationist or historian by experience, but a former industrial development promoter.

The Pittsburgh History and Landmarks Foundation not only restores exteriors but also interiors, and then rents their properties, which are located mostly in the decaying inner-city areas. They have made specific commitments to try to retain the people living in these areas and to rent to persons of all income levels. This group has thus combined preservation

goals with social goals, in contrast to certain other private and public preservation efforts in this country which have been criticized for creating elite inner-city ghettos.

In setting up a revolving fund, it should be realized that if money revolves back too slowly, funds for other projects will not be available. Therefore, deferred payments or leasing of the property may not always be advisable.

Some sound advice in using a revolving fund has been given by Arthur P. Ziegler, Jr. of the above-mentioned Pittsburgh group:\*

1. Survey and define geographic areas on which you want to spend the money and set up clear-cut goals; but leave yourself open for change.
2. Promote. Use the news media to inform the public about the architectural value of the neighborhood. Produce television programs, publish brochures, get some articles in the newspapers, involve the Junior League. Take your lead from Savannah.
3. Be flexible in your work and your attitude. Government programs change all the time and cities change practically overnight. You must be ready to respond. Don't fix your means of implementation in so permanent a way that you cannot easily respond.
4. Charge overhead and promotion to the fund.
5. Keep your money invested when it's not in use. Don't let it rest in the bank; keep only what you think will be needed for any 30-day period. Buy a certificate of deposit, buy commercial paper. Don't buy stock, which can fluctuate quickly. Keep your money available.
6. Publish financial reports and reviews of your accomplishments regularly and submit them to your main donors.
7. Use your money. Buy property as fast as you can with it, if that's your aim, or lend it out. As soon as you don't need all the money you have you won't get any more. If you didn't use all the money you solicited for the purpose you had in mind, you didn't need it. You'll find that people pick that up very quickly!
8. Think big.

#### Tax Incentives

The use of tax incentives to promote restoration and preservation is gaining acceptance, if slowly, in this country. The basic idea is to encourage an owner to restore or preserve his building by offering him some form of relief in his property tax situation. This relief can come in

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\* Arthur P. Ziegler, Jr., Historic Preservation in Inner City Areas: A Manual of Practice, Pittsburgh: The Allegheny Press, 1971, pp. 36-37

numerous forms: reduction in the tax rate or the actual assessment, freeze in the rate or assessment, temporary exemption, refund, etc. Income tax relief is also possible, and can take the form of deduction of restoration costs or the deduction of donated properties from state income taxes.

The use of such incentives must be permitted through relevant state enabling legislation. Unfortunately such legislation has been slow in coming, for many states are wary of allowing on a broad scale the discriminatory use of property taxation; Massachusetts is such a state. That an enlightened tax policy can work has been shown in Louisiana and Puerto Rico, where owners of historic properties are eligible for tax relief. On the federal level, efforts are being made by the National Trust for Historic Preservation to pass legislation enabling the use of tax incentives to encourage preservation.

The call for property tax reform is not new and has not been limited to preservation interests, for it has long been recognized that our local property taxes have been a negative force working against private physical renewal of cities and towns. Penalizing those who improve their property by increasing their taxes as a result has been a particularly perverse aspect of the American system. Using the property tax instead as a positive planning tool could greatly encourage rehabilitation and preservation.

#### National Register

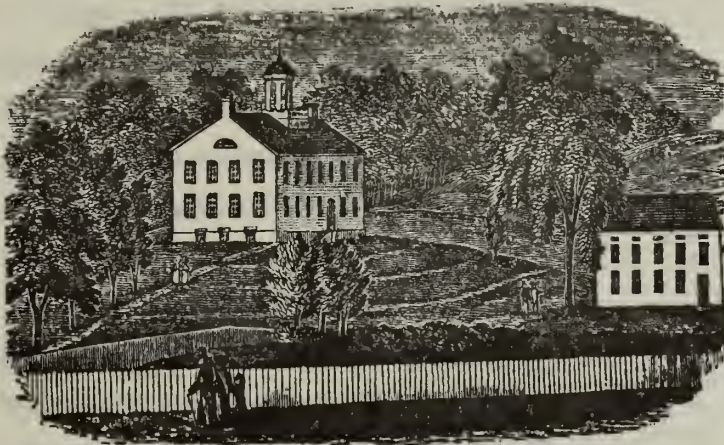
A preservation tool of increasing importance is the National Register of Historic Places, a listing of buildings, structures, districts, sites, and objects significant in American history, architecture, archeology, and culture, maintained by the National Park Service of the U.S. Department of Interior.

Originally the Register included only nationally significant properties. The National Historic Preservation Act of 1966, however, called for expansion of the listing to include items of state and local interest, which are nominated by the states. As a result, the National Register has expanded greatly in recent years.

The Register is important to preservationists on the local scene for two major reasons. For one, it offers a measure of protection for listed properties against adverse effects of federally financed or licensed projects, under the National Historic Preservation Act of 1966 and Executive Order 11593, May 13, 1971. The Advisory Council on Historic Preservation,



created by the 1966 Act, has prescribed procedures for protecting properties either on the National Register or determined to be eligible for inclusion.



*Wesleyan Academy (established 1824), Wilbraham,  
c. 1839.*

Basically these provide for the working out of potential conflicts between federal undertakings and Register properties via consultations first at the state level and later if necessary at the federal level with participation of the Advisory Coun-

cil itself. The key to this process is the determination that the federal undertaking would have an "adverse effect" on the property in question, according to the following criteria:

1. destruction or alteration of all or part of a property
2. isolation from or alteration of its surrounding environment
3. introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting
4. transfer or sale of a federally owned property without adequate conditions or restrictions regarding preservation, maintenance, or use
5. neglect of a property resulting in its deterioration or destruction

(For the reader's convenience, the Advisory Council's procedures have been reprinted in the Appendix of this report, along with the National Historic Preservation Act of 1966 and Executive Order 11593).

The second major reason for the value of the National Register is the fact that properties put on the Register become eligible for preservation grants-in-aid from the National Park Service. Matching grants of up to fifty percent of the cost of acquisition or preservation of listed properties are available from the Massachusetts Historical Commission, the agency in the state which administers this program according to Park Service guidelines. (For further information, see the discussion of this National Park Service program on pp. 182-183 of this report).

It is strongly recommended that local historical commissions or societies place importance on getting significant buildings and districts onto the Register, as part of their local preservation program. Submissions must be made to the Massachusetts Historical Commission, through the local historical commission, if there is one, based on a completed general inventory of the city or town such as the type presented in this report in Chapter VI. Nominations to the Register are made by the State Historic Preservation Officer (Chairman of the Massachusetts Historical Commission) to the National Park Service on the basis of the statewide historic preservation plan. Application details are available from the Massachusetts Historical Commission.

A listing of all properties currently on the National Register in this planning region is given below; these are also indicated on the city and town maps in Chapter VI. Districts and structures recommended for inclusion in the Register are given in the municipal discussions in the same chapter.

#### National Register of Historic Places

Agawam	Captain Charles Leonard House
Amherst	Emily Dickinson Home
Chicopee	Edward Bellamy House City Hall
Cummington	William Cullen Bryant Homestead
Hadley	Porter-Phelps-Huntington House
Holyoke	Hadley Falls Company Housing District Wistariahurst
Pelham	Pelham Town Hall Historic District
Springfield	Ames Hill/Crescent Hill District Court Square Historic District First Church of Christ Hampden County Courthouse 1767 Milestones Mills-Stebbins Villa Quadrangle-Mattoon Street Historic District Springfield Armory
West Springfield	Josiah Day House

Criteria have been developed by the Park Service for use by the states

in evaluating properties for nomination to the National Register. These are given in the Appendix.

#### Public Ownership

A further option available to local preservationists is public ownership of historic structures. Former privately owned buildings may be given to or purchased by city or town governments to house municipal agencies, or for use as branch libraries, neighborhood centers, information centers, special schools, or museums. Public buildings of architectural or historic interest, which are no longer suited for their original use, can also be "recycled" for such uses. There are many successful and innovative cases of this across the country; one good example from this region is the Westfield Municipal Office Building, a handsome Victorian structure that originally housed Westfield State College. The success of such adaptive reuse for public purposes is generally dependent on a building being in an appropriate location and on the cost of its conversion comparing favorably to new construction.

A variant on this method is to continue the current use of a public building, while remodeling it without altering the structure so as to destroy its architectural character, or to restore such a structure to its original appearance.

#### Mortgage and Other Loans

A technique which has not been much emphasized in the past is the use of mortgage loans for acquisition and/or restoration of historic properties. The use of this technique is based on an expected income from the restored property or on funds from some other source to pay off the mortgage. Historic Georgetown, Inc. saved several Georgetown buildings in this way, and the method has been used by the National Trust to restore Shadows-on-the-Teche in Louisiana, a property bequeathed to it.

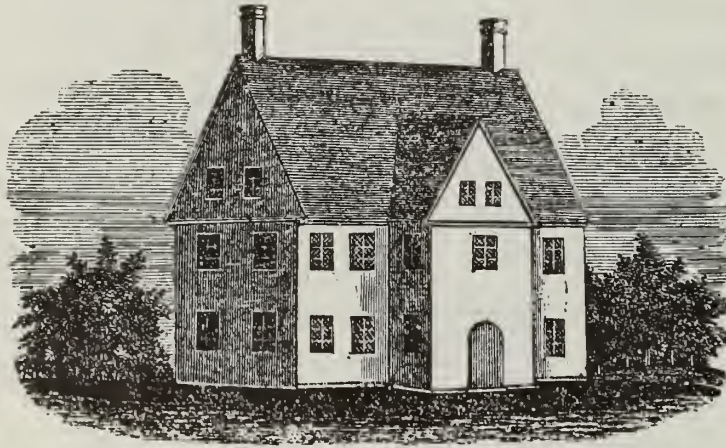
The reluctance of banks and other commercial lending institutions to loan money for purchase, renovation and rehabilitation is decreasing. Such lenders have played key roles in some cities in the revitalization of urban areas. In New Orleans, for example, the American Savings and Loan Association has created a historic preservation loan program available to groups throughout the city. In Dallas, the Lakewood Bank and Trust Company has set up a loan program for buildings in the Swiss Avenue District. Although



most localities do not have lending programs geared specifically to preservation, many lending institutions do recognize that preservation is a "good investment."

### Urban Renewal

Urban redevelopment programs, which so often in the past have worked against historic preservation, can if properly conceived greatly aid such



*Old Pynchon Mansion (built 1662; destroyed 1831), Main St., Springfield, c. 1784.*

objectives. Instead of demolishing all structures in an area, which is the way renewal was once carried out, selective clearance can be employed, along with restoration or preservation of historic properties, and the tying in of such properties functionally and esthet-

ically to the renewal plan and final product. Not only can the historic structures be saved and restored, but their overall setting can be improved and new uses found for them. A number of American cities have undertaken such sympathetic renewal; Boston, a nearby example, has a particularly enviable record in this regard.

New construction should be controlled so that it ties in sympathetically with the old, does not overwhelm it, or make it look out of place. As part of such local renewal projects, historic buildings can be moved to new sites within or outside the project boundaries; buildings threatened with demolition elsewhere can be moved into the renewal area.

Restoration of important structures can be assisted by the local redevelopment agency either by acquisition and resale to private parties interested in restoration, or by acquisition and restoration by the public agency for later resale, with appropriate deed restrictions to protect architectural values.

Municipalities in this region which are involved in renewal projects

or which intend to embark on them should seriously consider the advantages to be gained from historic preservation.

#### Development Rights Transfer

Economic pressures on landmark structures in urban areas have long been a major reason for their disappearance, but this has been especially true where the zoning code favors development at a much larger scale than that of the existing landmark. In these cases, the economic pressures to develop the full potential of the site, with a taller, more efficient, more profitable structure, can be extreme. The existing building, moreover, because of zoning and location in prime office building territory generally bears a heavy property tax burden.

The technique of development rights transfer has recently been proposed to counteract this situation. Basically, this system allows the transfer of the unused development rights above a landmark structure to other parcels of land, either adjacent or not, thus allowing development of the other property beyond the normal zoning restrictions. A preservation restriction is put on the landmark property and it receives real estate tax relief reflecting the loss of development potential.

A development rights transfer ordinance has been passed by New York City, but it restricts transfers to adjacent properties only. A more sophisticated and workable system has recently been proposed for Chicago. Under this system, a landmark owner would be able to transfer his unused development rights to other lots in designated "development rights transfer districts," which would coincide with areas where downtown landmarks are located or other sections of the city where market demand for new construction exists. A special aspect of the "Chicago Plan" is the creation of a development rights bank to receive, hold, and sell such rights.\*

#### Building or Land Exchange

The exchange of one building for another or of land may prove to be advantageous to preservation groups. Historic Bethlehem, Inc., in Pennsylvania, was able to restore a mid-18th century building owned by a local college through a series of exchanges between the city, the college, a university, and the Bethlehem Steel Corporation.

\* For a full explanation of this system, see John J. Costonis, Space Adrift: Saving Urban Landmarks Through the Chicago Plan, Urbana: University of Illinois Press, 1974

## FINANCIAL AND TECHNICAL ASSISTANCE

As the interest in doing something about saving the historic and cultural environment of our cities and towns grows, so does the need for outside financial and technical support to assist these desires and dreams. The prime question of local preservationists often becomes: where do we look for such help? The answer comes in the various federal, state, and private sources that are described in the following.

Before discussing these sources, it should be pointed out that the chances of getting money for an entire project are not as good as those of receiving either partial funding or loans. Large grants are generally made on a matching or incentive basis. Local residents are expected to provide some support for the project, given that they will benefit most from it. Evidence of local support at the time of application for funds further increases the likelihood of more funding.

### Federal Sources

#### National Park Service: Preservation Grants Program

The chief specific federal source of aid to preservation is the grants program originating in the National Park Service of the Department of the Interior, established on the basis of the National Historic Preservation Act of 1966. Properties which are listed on the National Register of Historic Places either individually or as part of a National Register district (see pp. 176-179) are eligible for matching grants of up to fifty percent of the cost of acquisition and/or restoration/preservation.

This program is administered through the states, each of which has a designated State Historic Preservation Officer, through whose office nominations for the Register and applications for funding are processed.

The Massachusetts Historical Commission is the designated office for this state, and it determines funding priorities in association with the National Park Service, based on a statewide preservation survey and plan.

Public and private organizations or individuals are eligible for the matching grants. Basically the procedure of the program is as follows.



Each year the Massachusetts Historical Commission submits a preservation work program to the National Park Service in early June, containing a list



*Opera House, Holyoke, c. 1879.*

of preservation projects for which non-federal matching funds are available. In the fall the Park Service apportions the funding appropriated to it by Congress among the states. The Massachusetts Historical Commission then allocates its block grant among the projects requesting grant assistance, based on geographical

distribution and demonstrated need.\* Applicants then submit project details, which must be reviewed and approved by the Park Service and the Commission.

Based on the above schedule, interested parties should consult with the Massachusetts Historical Commission early in the calendar year, and submit a request form to them, indicating the nature and estimated cost of their proposed project, no later than mid-March. Further details on this program are available from the Massachusetts Historical Commission, 40 Beacon Street, Boston, MA 02108.

#### National Park Service: Historic American Buildings Survey

This program provides technical assistance to public and private agencies for the production of architectural and historic records of significant American buildings. Measured drawings, photographs, and written data are produced for the Library of Congress and made available there to the public.

\* The Massachusetts Historical Commission divided up its 1974 Interior Department matching grant of \$575,250 into 56 grants in 35 cities and towns. The grants, which range from \$500 to \$100,000, will fund a variety of preservation efforts.

Started in 1933 by the Park Service, HABS has recorded more than 16,000 buildings for what amounts to a national architectural archive. More than 40 buildings from the Lower Pioneer Valley region have been recorded by HABS.

Most of the surveys are done by summer teams of professionals and students. The applicant must contribute 50 percent or more of the cost to make the survey possible, as well as certain other items.

Details are available from: Chief  
Historic American Buildings Survey  
National Park Service  
U.S. Department of the Interior  
Washington, D.C. 20240

#### National Park Service: Historic American Engineering Record

The initiation of this program in 1969 reflects the awakened interest in recent years in the engineering and industrial achievements that have contributed so much to the growth of this country. HAER conducts surveys of engineering works--including bridges, dams, canals, and industrial complexes--on a shared-cost basis in cooperation with professional engineering societies, state and local governments, preservation groups, and other organizations.

The recording is done primarily in the summer by professional engineers, faculty, and students, who provide measured drawings, photographs, and other records to the Library of Congress. In addition to records of individual works, HAER makes comprehensive regional surveys, determined by geographic area, and industrial surveys, determined by type of industry. An example of the former has recently been completed for New England, and includes a number of items in the Lower Pioneer Valley.\*

Structures which are recorded by HAER must meet one or more of the following criteria:

1. associated with significant events or personages in the history of an area
2. instrumental in achieving the settlement and economic stability of an area
3. built using unique methodologies or materials
4. significant in the history of a particular branch of engineering

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\* New England: An Inventory of Historic Engineering and Industrial Sites, National Park Service, Historic American Engineering Record, Office of Archeology and Historic Preservation, Washington, 1974

5. designed or built by famous engineers, architects, or master builders
6. typical of an early engineering structure used throughout an area for a specific purpose
7. sole remaining example of a type

Details on the program are available from: Chief  
Historic American Engineer-  
ing Record  
National Park Service  
U.S. Dept. of the Interior  
Washington, D.C. 20240

#### National Park Service: Archeological Investigations and Salvage

The objectives of this program are to investigate and salvage historic, archeological, and paleontological remains threatened with destruction by a federally-financed or licensed reservoir construction or related water resource development, and also to provide for archeological investigations within parks and monuments of the National Park System. Contracts are awarded for the preparation of a publishable report on the analysis of surveys and/or excavations of historic, archeological or paleontological values within the construction project area and related developments.

Only qualified educational or scientific state and local institutions which have the professional staff and facilities to make the investigations and prepare the reports are eligible.

Further information is available from: Director  
Office of Archeology and  
Historic Preservation  
National Park Service  
U.S. Dept. of the Interior  
Washington, D.C. 20240

#### Revenue Sharing

The federal government has in recent years developed a program of revenue sharing with localities. Under this system, in which most local governments are now participating, funding resources and responsibility for their distribution are placed on the local level. Two types of revenue sharing are being developed by the federal government: general revenue sharing and special revenue sharing, geared to certain types of projects.

General revenue sharing has already been used by a number of communities to finance preservation projects. Seattle has used \$600,000 of its revenue sharing allocation to establish an historic preservation revolving fund. New Orleans is spending \$200,000 of revenue sharing funds to develop a



housing and preservation program. In Bellingham, Washington (pop. 39,000), \$50,000 is being used to help restore and remodel the former city hall for use as a regional museum.

Eligible for general revenue sharing are states and general units of local government (counties, cities, and towns). For further information, contact: Office of Revenue Sharing  
Department of the Treasury  
Washington, D.C. 20266

Department of Housing and Urban Development (HUD): Community Development Block Grants

Authorized by Title I of the Housing and Community Development Act of 1974 (HCDA), P.L. 93-383 passed August 22, 1974, this program of block grants replaces several of the separate categorical grant programs offered in recent years by HUD, including its historic preservation program. Grants under the new program can be used for a wide range of activities including the acquisition and restoration of historic properties. In addition, block grant funds may be used to match National Park Service historic preservation grants for properties on the National Register.

The block grants program makes lump sum amounts available to communities, but leaves the choice of specific projects (within a range of eligible activities) to the municipality. Thus preservationists will be competing for funds with other community activities as well as with other communities. This means that the initiative for using HCDA funds in preservation projects must come from the local level and must be consistent with overall community development objectives. Historical commissions and other interested local parties should request that their mayors, town managers, or selectmen consider the use of HCDA funds for historic preservation activities.

A major portion of the block grant funds will be specifically allocated to central cities in Standard Metropolitan Statistical Areas (SMSA's), which in this region are Springfield, Chicopee, and Holyoke (so-called "entitlement" communities). "Discretionary" funds will be available to the remaining municipalities in the region on a competitive basis. All communities in the region can compete for funds available under an additional fund: the Secretary's Discretionary Fund. Applications are made to HUD through the office of the municipal chief executive after authorization by the governing body of the local municipality (city or town council, board of aldermen, or town meeting).

Applications for block grants must include (a) a community development plan summary, (b) a community development program, (c) a housing assistance plan, (d) a community development budget, and (e) certification. Parts (a) and (b) are subject to waiver in small communities.

The chief executive of each community receiving HCDA funds must now fulfill the review responsibilities previously exercised by HUD under Section 106 of the National Historic Preservation Act of 1966 and Executive Order 11593 relative to the effect of federal projects on properties on or eligible for listing on the National Register.

For further information please contact the Lower Pioneer Valley Regional Planning Commission.

Department of Housing and Urban Development: Comprehensive Planning Grants

This is the so-called "701" program which has traditionally been a source of funds for the comprehensive planning activities of municipalities and others. A broad range of planning and management activities may be supported by these grants, including historic preservation planning when undertaken as part of a comprehensive planning program. Eligible preservation activities include, among others, establishment of property evaluation criteria, surveys and inventories, evaluation, determination of cost estimates for restoration, preparation of historic district legislation, and preparation of an historic preservation plan and program.

Municipalities of 50,000 or more apply directly to HUD; smaller municipalities apply through the Massachusetts Department of Community Affairs.

For further information contact: U.S. Dept. of Housing and Urban  
Development  
Area Office  
15 New Chardon Street  
Boston, MA 02114

or

Massachusetts Department of  
Community Affairs  
100 Cambridge Street  
Boston, MA 02202

National Endowment for the Arts: Architecture and Environmental Arts Program

This program is concerned primarily with the quality of the man-made environment. Grants for the support of research, program development, and exploratory design studies may be awarded to individuals, universities,

state and local governmental units, and nonprofit tax-exempt groups. Up to \$10,000 is available on a non-matching basis for individuals, and up to \$50,000 on a matching basis to others.

Funds are available in a number of categories of relevance to historic preservation. One is "public education and awareness." Grants in this category might be used by preservationists to make the public aware through booklets, films, journalism, exhibitions, etc., that restoration and rehabilitation can significantly benefit the quality of the physical environment, particularly in blighted areas.

The Endowment funds academic and professional research grants to university research groups, undergraduate design programs, and nonprofit tax-exempt design organizations, on subjects that will improve the processes or knowledge concerned with the designed elements of our environment.

In 1973 a National Theme category was initiated. The first theme, "City Edges", emphasized design and planning for problems related to urban boundary conditions. The second theme, "City Options", was for projects concentrating on special settings within cities that provide distinctive character and identity. Further National Theme grant programs are expected in succeeding years.

The Architecture and Environmental Arts Program also sponsors staff and contractual research to examine the adaptive re-use potential of older structures, to serve as centers of cultural, recreational, or commercial activity, with special emphasis on new uses for churches, railroad stations, and surplus federal property.

Further details are available from: Director  
Architecture and Environmental  
Arts Program  
National Endowment for the Arts  
806 15th Street, N.W.  
Washington, D.C. 20506

#### National Endowment for the Humanities

The NEH makes grants to groups and individuals for scholarly research in any field of the humanities, including archeology and historic preservation. Grants are made either outright or on a matching basis for well-defined projects which promise to make specific contributions to thought, scholarship or understanding. Most grants fall in the small grant category not exceeding \$15,000 each; major grants up to \$50,000 may be given for large-scale projects.



Research under this program can be useful for historic preservation projects. Historic Annapolis, Inc., received a \$10,000 grant for research on land use during the Revolutionary era. An exhaustive study was made of property ownership, structures which existed, and of the occupational distribution.

Further details are available from: Director of Research Grants  
National Endowment for the  
Humanities  
Washington, D.C. 20506

Federal Highway Administration: Archeological and Paleontological Salvage

This program provides funds to preserve for public use historical and prehistorical sites, buildings, and objects within the path of proposed highway construction. When historic sites are in the path of a proposed highway, the state highway department should contact the appropriate salvage authority so that it can be determined whether to preserve or salvage the historic item, or to merely collect data on it. Salvage authorities may be federal, state, or local authorities, including representatives of highway agencies or scientific and educational institutions.

In order for a site to be eligible for federal-aid highway funds for salvage, federal funds must be expended on the highway project. Eligible costs may include the cost of protecting and preserving the item during removal at the site, but do not include the cost of shipping or removing objects from the site, except moving them to the nearest point for temporary storage or suitable transportation.

Survey costs necessary to preserve historic sites which might be damaged or destroyed by highway construction are also eligible costs.

For further information contact: Chief, Utilities Staff  
Office of Right of Way and Location  
Federal Highway Administration  
U.S. Department of Transportation  
Washington, D.C. 20591

General Services Administration: Disposal of Surplus Real Property

The General Services Administration disposes of surplus federal real property by direct conveyance to state and local governments, by negotiated sale to state and local governments or in certain cases to private purchasers, or by competitive public sale to any person or organization. Property determined by the Secretary of the Interior to be suitable for use as an historic monument may be conveyed to state and local governments without charge if it will be preserved in perpetuity.

Historic monuments may be used for compatible revenue-producing purposes. In such cases, revenue produced in excess of costs of repair, rehabilitation, restoration and maintenance must be used for public historic preservation, park, or recreational purposes.

This program was used in the case of the Old Federal Courts Building in St. Paul, Minnesota, which was conveyed without charge to the city for historic monument use. It is being renovated to house shops, restaurants, city and county agencies, and museums and organizational uses.

For details contact: Director  
National Programs Division  
Property Management and Disposal Service  
General Services Administration  
Washington, D.C. 20405

*NOTE: The National Trust for Historic Preservation has published A Guide To Federal Programs, a comprehensive reference source on federal programs, services, and activities directly and indirectly related to historic preservation. It is available for \$8.00 from the Trust at 740-748 Jackson Place, N.W., Washington, D.C. 20006. A copy of the guide is also available for use at the LPVRPC offices.*

## State Sources

### Massachusetts Historical Commission

The Massachusetts Historical Commission is the official agency of the Commonwealth dealing with historic preservation matters. It is a source of both technical assistance and financial aid and acts as liaison between the federal government and cities and towns.

One of the MHC's chief tasks is to prepare an inventory of the buildings, structures, areas, sites, and objects which are of architectural and historical significance to the municipality, Commonwealth or nation. This inventory, which is one part of the state preservation plan, is really an aggregate of all the local inventories submitted to the MHC by the cities and towns.\* The survey provides the information which enables the Commis-

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\* As a result of coordination between the municipalities of this region and the Regional Planning Commission, it is anticipated that local inventories to be submitted to the MHC will coincide very closely or exactly with the inventories presented earlier in this report.

sion to determine which properties should be placed on the National Register of Historic Places (see pp. 176-179). Properties on the Register are eligible for matching grants from the National Park Service under its preservation grants program described above on pages 182-183. The federal funds from this program are distributed through the MHC.

The Historical Commission also has an important review function. Preliminary reports of local historic district study committees are submitted to it, as are notices of urban renewal hearings. As the official agency on the state level charged with administering the National Historic Preservation Act of 1966, the Commission plays an important role in the review of federal actions which may have adverse effects on properties on or eligible for inclusion in the National Register.

In addition, the MHC gives information and advice to local groups on a wide range of problems involving historic preservation. The MHC may be contacted at 40 Beacon Street, Boston, MA 02108.

#### Massachusetts Bicentennial Commission: Bicentennial Grants Program

The Massachusetts Bicentennial Commission is the official state agency dealing with the celebration of the country's 200th birthday. It offers advice and assistance to the various cities and towns of the Commonwealth and coordinates the statewide observance of the Bicentennial.

Among its various services is a program of matching grants to cities and towns, authorized by Chapter 686 of the Acts of 1974. Awards of up to \$15,000 are being made over a series of five rounds of grants, the last three of which are to occur in May, September, and November of 1975. Larger grants are possible for projects of statewide significance, and municipalities may submit joint applications.

Projects should be tailored to the history and needs of the individual communities. Special consideration will be given to projects benefitting children, minorities, and the elderly. Grants cannot be made for planning efforts.

Applications should include a narrative statement and budget summary, as well as the approval of the mayor, chairman of the board of selectmen, or the town council, and a statement of availability of local funds.

Grants already awarded in this region to Agawam, Amherst, Chesterfield, Goshen, Longmeadow, Springfield, and Wilbraham have supported such efforts as renovation of a building for an historical society museum, restoration



and improvement of a town green, establishment of a neighborhood park, and the creation of an historical exhibit.

Details are available from: Massachusetts Bicentennial Commission  
10 Tremont Street  
Boston, MA 02108

#### Massachusetts Council on the Arts and Humanities

The Council is a state agency with responsibility to stimulate and encourage throughout the Commonwealth the practice, study, and appreciation of the arts and humanities in the public interest. Included among others under the "arts and humanities" definition are architecture and allied arts and history.

Assistance is available to nonprofit institutions for architectural surveys, professional conservation of materials and artifacts of artistic and/or historic importance, and special curatorial services. All assistance is offered on a one-to-one matching basis. This program is open to historical societies and associations, museums, libraries, and other public institutions or private organizations with nonprofit status.

For further information, contact: Massachusetts Council on the  
Arts and Humanities  
14 Beacon Street  
Boston, MA 02108  
Tel. (617) 727-3668

## Other Sources

#### National Trust for Historic Preservation

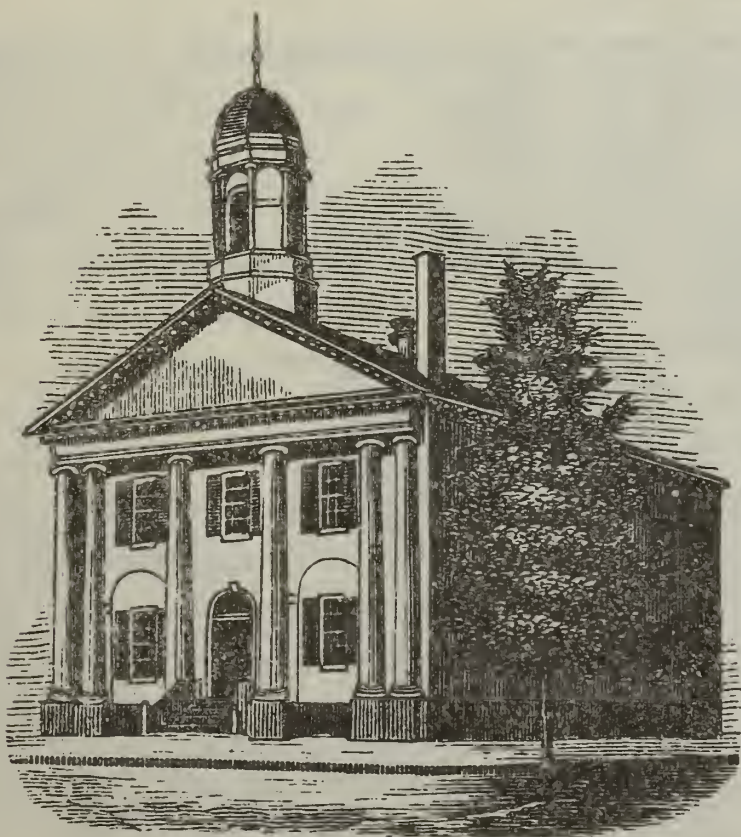
The National Trust, an independent organization chartered in 1949 by Congress, is the foremost national group dealing with historic preservation. It is involved in virtually the entire scope of preservation activities, including advisory services, financial assistance, education, publications, and property acquisition, and acts as a national clearinghouse in the field. Its support comes from membership dues, endowment funds, contributions, and matching grants from the National Park Service. The services of the Trust are available to individuals and groups and professionals and non-professionals.

Two financial assistance programs are administered by the Trust. One provides consultant service matching grants to assist member and non-member

organizations in securing the services of professional consultants on preservation problems. Grants have been used to support such projects as historic district and building feasibility studies.

The other financial assistance program is the National Historic Preservation Fund, established in 1971 for the purpose of encouraging and assisting private efforts to preserve by acquisition through the establishment and operation of local revolving funds. Assistance is available to nonprofit member organizations in the form of matching grants, loans or guarantees.

The fund's three components are: (1) the revolving fund, (2) the grant fund, and (3) the guaranty fund. Through these methods the Fund can



*Courthouse (built 1821), Springfield, c. 1879.*

offer to member organizations the means for effective, long-term historic preservation--for the protection, restoration, maintenance, use, and interpretation of historic properties. The principal from the revolving fund is used for loans on both matching and non-matching bases. Capital from the grant fund is used to make matching grants to initiate or refine programs directly related to the objectives of the Fund. The guar-

anty fund is intended to guarantee such obligations as second mortgage notes and local commercial loans that are being used to establish local revolving funds.

The National Trust also offers advisory services on a broad range of preservation problems. Advice is given by telephone, correspondence, and through field visits to member organizations.

An important liaison function is performed by the Trust, which acts as information broker between the public and private sectors. A Board of Advisors, with two persons from each state, has been established to provide closer ties between the Trust and local organizations and individuals.

In addition to these activities the Trust promotes preservation education, holds annual meetings and technical conferences, has acquired a number of historic properties, publishes a variety of items, and offers reference services and visual aids.

Individuals and organizations in this region are strongly urged to join the National Trust. In order to improve services to this area, a New England Regional Field Office has recently been set up in Boston. For further details on the Trust, contact:

National Trust for Historic Preservation  
740-748 Jackson Place, N.W.  
Washington, D.C. 20006  
Tel. (202) 382-3304

#### Foundations

Some foundations support preservation work. It is generally the case that regional, state, and local foundations are more likely to show interest in local preservation projects than major national foundations. Applications for their funds must be carefully prepared and are judged as to clarity of purpose, definition of scope, and factual basis. Brevity is important.

The Foundation Directory and Foundation Grants Index, published by the Foundation Library Center and available in most libraries, are useful in helping to narrow the field of possible sources. Subsequent study of the requirements and orientations of the selected foundations should guide application preparation. For this more detailed investigation, a visit to one of the regional depositories of the Foundation Library Center could be of great assistance. For New England, this would be:

The Associated Foundation of Greater Boston  
One Boston Place, Suite 948  
Boston, MA 02108

#### America the Beautiful Fund

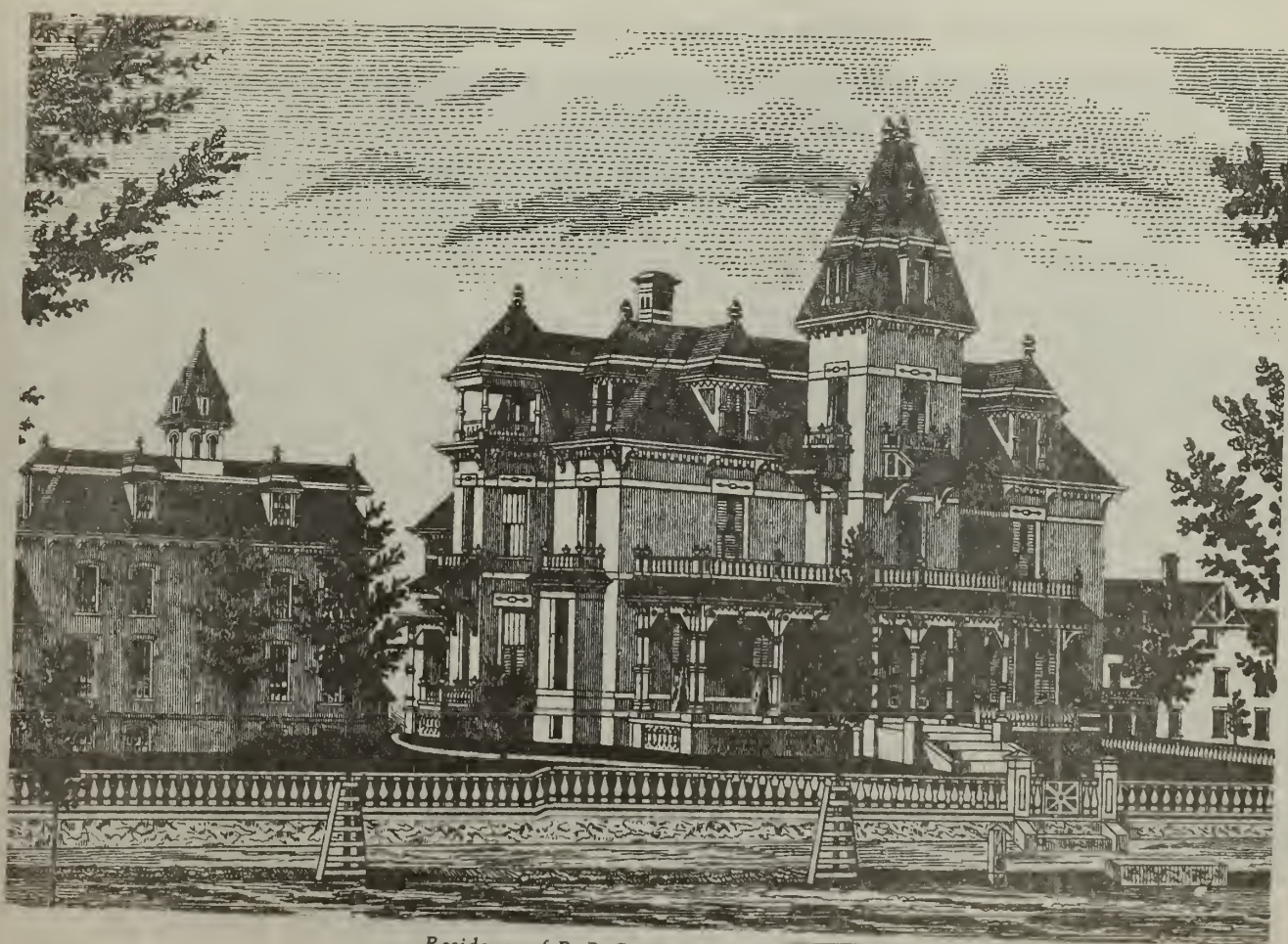
The America the Beautiful Fund makes available small "seed" grants to individuals and groups for innovative and practical plans to revitalize community interest in local history and environment. Although not limited to consultant services, this grant program does not provide actual "brick-and-



mortar" project money. New programs with local sponsorship, local contributions, and local participation stand the best chance of support from the Fund.

To apply, a one or two page letter should be written outlining the project and including maps, photographs, and other pertinent material, which explain how the proposal would contribute to the protection, enhancement, or restoration of your community's cultural, landmark, or architectural heritage. The contact is:

America the Beautiful Fund  
219 Shoreham Building  
Washington, D.C. 20005



*Residence of R. P. Crafts, Holyoke, c. 1879.*

## ESTIMATING PRESERVATION COSTS

While it is beyond the scope of this report to estimate the costs involved in restoring or preserving the many historic structures in this region, the discussion that follows should be of use as a guide to the considerations involved in making such estimates.

Many costs are involved in preservation/restoration work. The total cost of such work depends in part on how extensive and authentic a job is desired, i.e., where on the continuum between rehabilitation and true restoration the project is to fall. To restore a building to exactly the way it looked at some period in time, using authentic methods and materials, can be an expensive process.

True restoration requires authentic and accurate information on the original appearance of the building. Once this information is obtained, and after the structural soundness of the building is determined, the extent of the job can be decided and the costs of the restoration work may be estimated.

Among the elements of a restoration project which must be considered are the following:

Carpentry: Floors, structural framing, partitions, doors and windows must either be repaired or replaced. Detailed carpentry can do much to make the restored structure authentic.

Lath and plaster work: Replacement of interior lathing and plaster is important in achieving the desired effect. Exterior plaster may have to be replaced with other materials.

Electrical: Depending on the age of the building, the electrical work will involve either installation of a new system or reworking of the original.

Plumbing: The plumbing system may also need replacing or reworking.

Heating: This may involve the installation of a new heating and cooling plant, depending on the condition of the present system and the desires of those who are going to use the restored building. Insulation should also be considered.

Painting: Painting and other techniques for exterior preservation should be considered.



Masonry: Masonry work on foundations is very important to restoration. The repair or replacement of exterior stone or brick work may also be important to the success of the project.

Landscaping: Landscaping of the property surrounding the structure may be basic to creating the desired setting for the restored structure.

In addition, the services of an architect can be helpful in deciding how the restoration work should be done and in estimating how much it would cost. One further source which can be of considerable help are those who have already gone through the process--those public bodies, private organizations, and individuals who have undertaken successful restoration projects.



*State Normal School, Westfield, c. 1879.*





## **APPENDIX**





# MASSACHUSETTS HISTORIC DISTRICTS ACT (G.L. Ch. 40C)

*Section 1.* This chapter shall be known and may be cited as the Historic Districts Act.

*Section 2.* The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

*Section 3.* A city or town may, by ordinance or by-law adopted by two thirds vote of the city council in a city or by a two thirds vote of a town meeting in a town, establish historic districts subject to the following provisions: -- Prior to the establishment of any historic district in a city or town an investigation and report on the historical and architectural significance of the buildings, structures or sites to be included in the proposed historic district or districts shall be made by an historic district study committee or by an historic district commission, as provided in this section and in section four, who shall transmit copies of the report to the planning board, if any, of the city or town, and to the Massachusetts historical commission for their respective consideration and recommendations. The buildings, structures or sites to be included in the proposed historic district may consist of one or more parcels or lots of land, or one or more buildings or structures on one or more parcels or lots of land. The Massachusetts historical commission may consult with the commissioner of commerce and development, the commissioner of community affairs and the commissioner of natural resources with respect to such reports, and may make guidelines for such reports, and after public hearing establish rules as to their form and manner of transmission. Not less than sixty days after such transmittal the study committee shall hold a public hearing on the report after due notice given at least fourteen days prior to the date thereof, which shall include a written notice mailed postage prepaid, to the owners as they appear on the most recent real estate tax list of the board of assessors of all properties to be included in such district or districts. The committee shall submit a final report with its recommendations, a map of the proposed district or districts and a draft of a proposed ordinance or by-law, to the city council or town meeting.

An historic district may be enlarged or reduced or an additional historic district in a city or town created in the manner provided for creation of the initial district, except that (a) in the case of the enlargement or reduction of an existing historic district the investigation, report and hearing shall be by the historic district commission having jurisdiction over such historic district instead of by a study committee; (b) in the case of creation of an additional historic district the investigation, report and hearing shall be by the historic district commission of the city or town, or by the historic district commissions acting jointly if there be more than one, instead of by a study committee unless the commission or commissions recommend otherwise; and (c) if the district is to be reduced written notice as above provided of the commission's hearing on the proposal shall be given to said owners of each property in the district.

Any ordinance or by-law creating an historic district may, from time to time, be amended in any manner not inconsistent with the provisions of this chapter by a two thirds vote of the city council in a city or by a two thirds vote of a town meeting in a town, provided that the substance of such amendment has first been submitted to the historic district commission having jurisdiction over such district for its recommendation and its recommendation has been received or sixty days have elapsed without such recommendation.

No ordinance or by-law creating an historic district, or changing the boundaries of an historic district, shall become effective until a map or maps setting forth the boundaries of the historic district, or the change in the boundaries thereof, has been filed with the city clerk or town clerk and has been recorded in the registry of deeds for the county or district in which the city or town is located, and the provisions of section thirteen A of chapter thirty-six shall not apply.

*Section 4.* An historic district study committee may be established in any city or town by vote of the city council or board of selectmen for the purpose of making an investigation of the desirability of establishing an historic district or districts therein. The study committee shall consist of not less than three nor more than seven members appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, including one member from two nominees submitted by the local historical society or, in the absence thereof by the Society for the Preservation of New England Antiquities, one member from two nominees submitted by the chapter of the American Institute of Architects covering the area, and one member from two nominees of the board of realtors, if any, covering the area. If within thirty days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made the appointing body may proceed to appoint the study committee without nominations by such organization.

Whenever an historic district is established as provided in section three an historic district commission shall be established which shall consist of not less than three nor more than seven members. An historic district commission shall be appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, in the same manner as an historic district study committee unless (a) the report recommending its establishment recommends alternate or additional organizations to submit nominees for membership and states reasons why such alternate or additional organizations would be appropriate or more appropriate for the particular city or town, the Massachusetts historical commission does not recommend otherwise prior to the public hearing on the establishment of the district, and the ordinance or by-law so provides; or (b) there is an existing historic district commission in the city or town which the report recommends should administer the new district, and the ordinance or by-law so provides. Unless the report recommends otherwise on account of the small number of residents or individual property owners, and the ordinance or by-law so provides, the members of the historic district commission shall include one or more residents of or owners of property in an historic district to be administered by the commission. If within thirty days after submission of a written request for nominees to an organization entitled to submit nominations for membership on the commission no such nominations have been made the appointing body may proceed to make the appointment to the commission without nomination by such organization. The appointments to membership in the commission shall be so arranged that the term of at least one member will



expire each year, and their successors shall be appointed in the same manner as the original appointment for terms of three years. Vacancies shall be filled in the same manner as the original appointment for the unexpired term. Ordinances or by-laws adopted hereunder may provide for the appointment of alternate members not exceeding in number the principal members who need not be from nominees of organizations entitled to nominate members. In case of the absence, inability to act or unwillingness to act because of self-interest on the part of a member of the commission, his place shall be taken by an alternate member designated by the chairman. Each member and alternate shall continue in office after expiration of his term until his successor is duly appointed and qualified. All members shall serve without compensation. The commission shall elect annually a chairman and vice-chairman from its own number and a secretary from within or without its number.

*Section 5.* As used in this chapter the word "altered" includes the words "rebuilt", "reconstructed", "restored", "removed", and "demolished" and the phrase "changed in exterior color"; the word "building" means a combination of materials forming a shelter for persons, animals or property; the word "commission" means the commission acting as the historic district commission; the word "constructed" includes the words "built", "erected", "installed", "enlarged" and "moved"; the words "exterior architectural feature" mean such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures; and the word "structure" means a combination of materials other than a building, including a sign, fence, wall, terrace, walk or driveway.

*Section 6.* Except as the ordinance or by-law may otherwise provide in accordance with section eight or said section eight or nine, no building or structure within an historic district shall be constructed or altered in any way that affects exterior architectural features unless the commission shall first have issued a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship with respect to such construction or alteration.

Any person who desires to obtain a certificate from the commission shall file with the commission an application for a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the commission to enable it to make a determination on the application.

No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an historic district and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by a city or town or any department thereof until the certificate required by this section has been issued by the commission.



*Section 7.* In passing upon matters before it the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures the commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law. The commission shall not consider interior arrangements or architectural features not subject to public view.

The commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

*Section 8.* (a) Any city or town may provide in the ordinance or by-law establishing a district or in any amendment thereof that the authority of the commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic district and, in this event, the buildings or structures or exterior architectural features so excluded may be constructed or altered within the historic district without review by the commission:

(1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location lighting, removal and similar matters as the commission may reasonably specify.

(2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.

(3) Walls and fences, or either of them.

(4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.

(5) The color of paint.

(6) The color of materials used on roofs.

(7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area, consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them.

(8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

(b) A commission may determine from time to time after public hearing

that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (a), if the provisions of the ordinance or by-law do not limit the authority of the commission with respect thereto, may be constructed or altered without review by the commission without causing substantial derogation from the intent and purposes of this chapter.

(c) A city or town may provide in its ordinance or by-law, or in any amendment thereof, that the authority of the commission shall be limited to exterior architectural features within a district which are subject to view from one or more designated public streets, public ways, public parks or public bodies of water, although other portions of buildings or structures within the district may be otherwise subject to public view, and, in the absence of such provision of the ordinance or by-law, a commission may determine from time to time after public hearing that the authority of the commission may be so limited without substantial derogation from the intent and purposes of this chapter.

(d) Upon request the commission shall issue a certificate of non-applicability with respect to construction or alteration in any category then not subject to review by the commission in accordance with the provisions of paragraph (a) (b) or (c).

*Section 9.* Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable historic district ordinance or by-law.

*Section 10.* The commission shall have the following additional powers, functions and duties: --

(a) If the commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the historic district, the commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness the commission shall place upon its records the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the commission, to be issued to the applicant, and the commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval the commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the commission. If within fourteen days of the receipt of such notice the applicant files a written modification of his application in conformity with the recommended changes of the commission, the commission shall cause a certificate of appropriateness to be issued to the applicant.

(b) In the case of a determination by the commission that an application



for a certificate of appropriateness or for a certificate of nonapplicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the commission in accordance with the provisions of section eight, the commission shall cause a certificate of nonapplicability to be issued to the applicant.

(c) If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this chapter. If the commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or, in the event of failure to make a determination on an application within the time specified in section eleven, the commission shall cause a certificate of hardship to be issued to the applicant.

(d) Each certificate issued by the commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the commission to sign such certificates on its behalf.

(e) The commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this act and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The commission shall file a copy of any such rules and regulations with the city or town clerk.

(f) The commission shall file with the city or town clerk and with any department of the city or town having authority to issue building permits a copy or notice of all certificates and determinations of disapproval issued by it.

(g) A commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the commission for its approval.

(h) The commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes. The commission may administer on behalf of the city or town any properties or easements, restrictions or other interests in real property which the city or town may have or may accept as gifts or otherwise and which the city or town may designate the commission as the administrator thereof.

(i) The commission shall have, in addition to the powers, authority and



duties granted to it by this act, such other powers, authority and duties as may be delegated or assigned to it from time to time by vote of the city council or town meeting.

*Section 11.* Meetings of a commission shall be held at the call of the chairman and shall be called at the request of two members of the commission and in such other manner as the commission shall determine in its rules. A majority of the members of a commission shall constitute a quorum. The concurring vote of a majority of the members of the commission shall be necessary to issue a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship.

A commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the commission. If a commission determines that such application involves any such features which are subject to approval by the commission the commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

The commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as they appear on the most recent real estate tax list of the board of assessors, to the planning board of the city or town, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the commission shall deem entitled to notice.

As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or such lesser period as the ordinance or by-law may provide, or within such further time as the applicant may allow in writing, the commission shall make a determination on the application. If the commission shall fail to make a determination within such period of time the commission shall thereupon issue a certificate of hardship.

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the commission if the commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the historic district that it may be reviewed by the commission without public hearing on the application, provided, however, that if the commission dispenses with a public hearing on an application notice of the application shall be given to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as above provided and ten days shall elapse after the mailing of such notice before the commission may act upon such application.

*Section 12.* A city or town may provide in its ordinance or by-law or in any amendment thereof, for a review procedure whereby any applicant aggrieved by a determination of the commission may, within twenty days after the filing of the notice of such determination with the city or town clerk,

file a written request with the commission for a review by a person or persons of competence and experience in such matters, designated by the regional planning agency of which the city or town is a member. If the city or town is not a member of a regional planning agency, the department of community affairs shall select the appropriate regional planning agency.

The finding of the person or persons making such review shall be filed with the city or town clerk within forty-five days after the request, and shall be binding on the applicant and the commission, unless a further appeal is sought in the superior court as provided in section twelve A.

*Section 12A.* Any applicant aggrieved by a determination of the commission, or by the finding of a person or persons making a review, if the provisions of section twelve are included in a local ordinance or by-law, may, within twenty days after the filing of the notice of such determination or such finding with the city or town clerk, appeal to the superior court sitting in equity for the county in which the city or town is situated. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the decision of the commission to be unsupported by the evidence, or to exceed the authority of the commission, or may remand the case for further action by the commission, or make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive; but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the commission unless it shall appear to the court that the commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs shall not be allowed against the party appealing from such determination of the commission unless it shall appear to the court that the appellant acted in bad faith or with malice in making the appeal to the court.

*Section 13.* The superior court sitting in equity for the county in which the city or town is situated shall have jurisdiction to enforce the provisions of this chapter and any ordinance or by-law enacted hereunder and the determinations, rulings and regulations issued pursuant thereto and may, upon the petition of the mayor or of the board of selectmen or of the commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

Whoever violates any of the provisions of this chapter shall be punished by a fine of not less than ten dollars nor more than five hundred dollars. Each day during any portion of which a violation continues to exist shall constitute a separate offense.

*Section 14.* If the city council or town meeting so votes a commission established hereunder shall have the powers and duties of an historical commission as provided in section eight D of chapter forty and, in this event, a commission may be entitled an historical commission.

*Section 15.* All ordinance or by-laws creating an historic district adopted by a city or town under authority of this chapter and under authority of any special law, unless the special law shall otherwise provide, amendments thereto, maps of historic districts created thereunder, and annual



reports and other publications of commissions, and rosters of membership therein, shall be filed with the Massachusetts historical commission.

*Section 16.* A city or town in which there is located an historic district established under a special law may, upon recommendation of the historic district commission having jurisdiction over such district, accept the provisions of this chapter with respect to such district by a two thirds vote of the city council in a city or by two thirds vote of a town meeting in a town, and thereafter such historic district shall be subject to the provisions of this chapter notwithstanding the terms of any special act pursuant to which such historic district was created. The provisions of this chapter shall not impair the validity of an historic district established under any special act.

*Section 17.* The provisions of this chapter shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction the remaining provisions shall continue in full force and effect.

This act shall not affect the validity of any historic district, historic district commission or historic district study committee established under chapter forty C of the General Laws prior to the effective date hereof or of certificates of appropriateness issued thereunder or the appointment of members of historic district commissions or historic district study committees made prior to the effective date hereof, and such members shall continue to serve under the provisions of this act, and all their acts done in compliance with prior provisions of said chapter forty C shall constitute compliance with comparable provisions of this act.



## CHECKLIST OF STEPS TO ESTABLISH AN HISTORIC DISTRICT

1. MAJORITY VOTE BY SELECTMEN OR CITY COUNCIL TO ESTABLISH STUDY COMMITTEE (if another district is already established, the existing Historic District Commission may act as a Study Committee).
2. LETTERS FROM SELECTMEN OR MAYOR/CITY MANAGER sent to organizations requesting submission of nominees who might serve on Study Committee.
3. APPOINTMENT OF STUDY COMMITTEE MEMBERS by Selectmen or Mayor/City Manager, subject to confirmation by City Council, after nominees' names are received or thirty days elapsed without receipt.
4. FIRST MEETING OF THE STUDY COMMITTEE: election of Chairman and Secretary, unless designated by the appointments; explanation of duties, procedures, etc.
5. SURVEY OF HISTORIC BUILDINGS, STRUCTURES, SITES AND AREAS in the town/city.
6. EVALUATION OF THE SURVEY for the selection of historic district(s) and of district boundaries.
7. CONSIDERATION OF OPTIONS available for historic district controls.
8. PREPARATION OF PRELIMINARY REPORT of proposed historic district(s). Include map(s) identifying buildings and boundaries selected, and an outline of or notes on the ordinance/by-law options selected.
9. SUBMISSION OF PRELIMINARY REPORT to the local Planning Board, if any, and to the Massachusetts Historical Commission.
10. NOTIFICATION OF PUBLIC HEARING to property owners and fulfillment of "Due Notice" requirements by Study Committee (see step 11, below).
11. PUBLIC HEARING held by Study Committee.
12. PREPARATION OF FINAL REPORT by Study Committee.
13. SUBMISSION OF FINAL REPORT by Study Committee to City Council or Town Meeting.
14. ADOPTION OF HISTORIC DISTRICT(S) by two-thirds vote of City Council or Town Meeting.
15. APPROVAL BY ATTORNEY GENERAL OF BY-LAW (towns only).
16. REQUIREMENTS TO BE MET FOR ORDINANCE/BY-LAW TO GO INTO EFFECT.
17. RECORDING MAP OF HISTORIC DISTRICT(S) with Registry of Deeds.
18. LETTERS FROM SELECTMEN OR MAYOR/CITY MANAGER sent to organizations requesting submission of nominees who might serve on HISTORIC DISTRICT COMMISSION.
19. APPOINTMENT OF HISTORIC DISTRICT COMMISSION by Selectmen or Mayor/City Manager, subject to confirmation by City Council, after nominees' names are received or thirty days elapsed without receipt.
20. NOTICE OF ESTABLISHMENT SENT TO MASSACHUSETTS HISTORICAL COMMISSION.

# ADVISORY COUNCIL PROCEDURES

## ADVISORY COUNCIL ON HISTORIC PRESERVATION

### Procedures for The Protection of Historic and Cultural Properties

Properties included in, or eligible for, inclusion in the National Register are afforded protection under the National Historic Preservation Act of 1966 and Executive Order 11593, May 13, 1971, "Protection and Enhancement of the Cultural Environment." The Advisory Council on Historic Preservation has prescribed procedures for Federal agencies to follow. In accordance with these authorities these "Procedures for Protection of Historic and Cultural Properties" were published in the *FEDERAL REGISTER* of January 25, 1974 (39 FR 3366), and had been codified in 36 CFR Part 800. These procedures are set forth below:

Procedures for the Protection of Historic and Cultural Properties in Accordance With Section 106 of the National Historic Preservation Act and Sections 1(3) and 2(b) of Executive Order 11593

**800.1 Purpose and authorities.** The National Historic Preservation Act of 1966 created the Advisory Council on Historic Preservation, an independent agency of the Executive branch of the Federal Government, to advise the President and Congress on matters involving historic preservation. Its members are the Secretary of the Interior, the Secretary of Housing and Urban Development, the Secretary of the Treasury, the Secretary of Commerce, the Attorney General, the Secretary of Transportation, the Secretary of Agriculture, the Administrator of the General Services Administration, the Secretary of the Smithsonian Institution, the Chairman of the National Trust for Historic Preservation, and 10 citizen members appointed by the President on the basis of their outstanding service in the field of historic preservation.

The Council reviews Federal, federally assisted, and federally licensed undertakings affecting cultural properties as defined herein, in accordance with the following authorities:

(a) *Section 106 of the National Historic Preservation Act.* Section 106 requires that Federal, federally assisted, and federally licensed undertakings affecting properties included in the National Register of Historic Places be submitted to the Council for review and comment prior to the approval of any such undertaking by the Federal agency.

(b) *Section 1(3) of Executive Order 11593, May 13, 1971, "Protection and Enhancement of the Cultural Environment."* Section 1(3) requires that Federal agencies, in consultation with the Council, establish procedures regarding the preservation and enhancement of nonfederally owned historic and cultural properties in the execution of their plans and programs. After soliciting consultation with the Federal agencies, the Ad-

visory Council has adopted procedures, set forth in 36 CFR 800.3 through 800.10, to achieve this objective and Federal agencies should fulfill their responsibilities under section 1(3) by following these procedures. The Council further recommends that Federal agencies use these procedures as a guide in the development, in consultation with the Council, of their required internal procedures.

(c) *Section 2(b) of Executive Order 11593, May 13, 1971, "Protection and Enhancement of the Cultural Environment."* Federal agencies are required, by section 2(a) of the Executive Order, to locate, inventory, and nominate properties under their jurisdiction or control to the National Register. Until such processes are complete, Federal agencies must submit proposals for the transfer, sale, demolition, or substantial alteration of federally owned properties eligible for inclusion in the National Register to the

Council for review and comment. Federal agencies must continue to comply with section 2(b) review requirements, even after the initial inventory is complete, when they obtain jurisdiction or control over additional properties that are eligible for inclusion in the National Register or when properties under their jurisdiction or control are found to be eligible for inclusion in the National Register subsequent to the initial inventory.

**800.2 Coordination with agency requirements under the National Environmental Policy Act.** Section 101(b)(4) of the National Environmental Policy Act (NEPA) declares that one objective of the national environmental policy is to "preserve important historic, cultural, and natural aspects of our national heritage and maintain, wherever possible, an environment which supports diversity and variety of individual choice." In order to meet this objective, the Advisory Council instructs Federal agencies to coordinate NEPA compliance with the separate responsibilities of the National Historic Preservation Act and Executive Order 11593 to ensure that historic and cultural resources are given proper consideration in the preparation of environmental impact statements. Agency obligations pursuant to the National Historic Preservation Act and Executive Order 11593 are independent from NEPA and must be complied with even when an environmental impact statement is not required. However, where both NEPA and the National Historic Preservation Act or Executive Order 11593 are applicable, the Council on Environmental Quality, in its Guidelines for the Preparation of Environmental Impact Statements (40 CFR Part 1500), directs that compliance with section 102(2)(C) of NEPA should, to the extent possible, be combined with other statutory obligations—such as the National Historic Preservation Act and Executive Order 11593—to yield a single document which meets all applicable requirements. To achieve this objective, Federal agencies should undertake, to the fullest extent possible, compliance with the

procedures set forth below whenever properties included in or eligible for inclusion in the National Register are involved in a project to ensure that obligations under the National Historic Preservation Act and Executive Order 11593 are fulfilled during the preparation of a draft environmental impact statement required under section 102(2)(C) of NEPA. The Advisory Council recommends that compliance with these procedures be undertaken at the earliest stages of the environmental impact statement process to expedite review of the statement. Statements on projects affecting properties included in or eligible for inclusion in the National Register should be sent directly to the Advisory Council for review. All statements involving historic, architectural, archeological, or cultural resources, whether or not included in or eligible for inclusion in the National Register, should be submitted to the Department of Interior for review.

**800.3 Definitions.** As used in these procedures:

(a) "National Historic Preservation Act" means Public Law 89-665, approved October 15, 1966, an "Act to establish a program for the preservation of additional historic properties throughout the Nation and for other purposes," 80 Stat. 915, 16 U.S.C. 470, as amended, 84 Stat. 204 (1970) and 87 Stat. 139 (1973) hereinafter referred to as "the Act."

(b) "Executive Order" means Executive Order 11593, May 13, 1971, "Protection and Enhancement of the Cultural Environment," 36 FR 8921, 16 U.S.C. 470.

(c) "Undertaking" means any Federal action, activity, or program, or the approval, sanction, assistance, or support of any other action, activity or program, including but not limited to:

(1) Recommendations or favorable reports relating to legislation, including requests for appropriations. The requirement for following these procedures applies to both: Agency recommendations on their own proposals for legislation and agency reports on legislation initiated elsewhere. In the latter case only the agency which has primary responsibility for the subject matter involved will comply with these procedures.

(2) New and continuing projects and program activities; directly undertaken by Federal agencies; or supported in whole or in part through Federal contracts, grants, subsidies, loans, or other forms of funding assistance; or involving a Federal lease, permit, license, certificate, or other entitlement for use.

(3) The making, modification, or establishment of regulations, rules, procedures, and policy.

(d) "National Register" means the National Register of Historic Places, which is a register of districts, sites, buildings, structures, and objects, significant in American history, architecture, archeology, and culture, maintained by the Secretary of the Interior under authority of section 2(b) of the



Historic Sites Act of 1935 (49 Stat. 666, 16 U.S.C. 461) and section 101(a)(1) of the National Historic Preservation Act. The National Register is published in its entirety in the FEDERAL REGISTER each year in February. Addenda are published on the first Tuesday of each month.

(e) "National Register property" means a district, site, building, structure, or object included in the National Register.

(f) "Property eligible for inclusion in the National Register" means any district, site, building, structure, or object which the Secretary of the Interior determines is likely to meet the National Register Criteria. As these determinations are made, a listing is published in the FEDERAL REGISTER on the first Tuesday of each month, as a supplement to the National Register.

(g) "Decision" means the exercise of agency authority at any stage of an undertaking where alterations might be made in the undertaking to modify its impact upon historic and cultural properties.

(h) "Agency Official" means the head of the Federal agency having responsibility for the undertaking or a subordinate employee of the Federal agency to whom such authority has been delegated.

(i) "Chairman" means the Chairman of the Advisory Council on Historic Preservation, or such member designated to act in his stead.

(j) "Executive Director" means the Executive Director of the Advisory Council on Historic Preservation established by Section 205 of the Act, or his designated representative.

(k) "State Historic Preservation Officer" means the official within each State, authorized by the State at the request of the Secretary of the Interior, to act as liaison for purposes of implementing the Act, or his designated representative.

(l) "Secretary" means the Secretary of the Interior, or his designee authorized to carry out the responsibilities of the Secretary of the Interior under Executive Order 11593.

800.4 *Agency procedures.* At the earliest stage of planning or consideration of a proposed undertaking, including comprehensive or area-wide planning in which provision may be made for an undertaking or an undertaking may be proposed, the Agency Official shall take the following steps to comply with the requirements of section 106 of the National Historic Preservation Act and sections 1(b) and 2(b) of Executive Order 11593.

(a) *Identification of resources.* As early as possible and in all cases prior to agency decision concerning an undertaking, the Agency Official shall identify properties located within the area of the undertaking's potential environmental impact that are included in or eligible for inclusion in the National Register.

(1) To identify properties included in the National Register, the Agency Official shall consult the National Register, including monthly supplements.

(2) To identify properties eligible for

inclusion in the National Register, the Agency Official shall, in consultation with the appropriate State Historic Preservation Officer, apply the National Register Criteria, set forth in 36 CFR 800.10, to all properties possessing historical, architectural, archeological, or cultural value located within the area of the undertaking's potential environmental impact. If the Agency Official determines that a property appears to meet the Criteria, or if it is questionable whether the Criteria are met, the Agency Official shall request, in writing, an opinion from the Secretary of the Interior respecting the property's eligibility for inclusion in the National Register. The Secretary of the Interior's opinion respecting the eligibility of a property for inclusion in the National Register shall be conclusive for the purposes of these procedures.

(b) *Determination of effect.* For each property included in or eligible for inclusion in the National Register that is located within the area of the undertaking's potential environmental impact, the Agency Official, in consultation with the State Historic Preservation Officer, shall apply the Criteria of Effect, set forth in 36 CFR 800.8, to determine whether the undertaking has an effect upon the property. Upon applying the Criteria and finding no effect, the undertaking may proceed. The Agency Official shall keep adequate documentation of a determination of no effect.

(c) *Effect established.* Upon finding that the undertaking will have any effect upon a property included in or eligible for inclusion in the National Register, the Agency Official, in consultation with the State Historic Preservation Officer, shall apply the Criteria of Adverse Effect, set forth in 36 CFR 800.9, to determine whether the effect of the undertaking is adverse.

(d) *Finding of no adverse effect.* Upon finding the effect not to be adverse, the Agency Official shall forward adequate documentation of the determination, including evidence of the views of the State Historic Preservation Officer, to the Executive Director for review. Unless the Executive Director notes an objection to the determination within 45 days after receipt of adequate documentation, the Agency Official may proceed with the undertaking.

(e) *Finding of adverse effect.* Upon finding the effect to be adverse or upon notification that the Executive Director does not accept a determination of no adverse effect, the Agency Official shall: (1) Request, in writing, the comments of the Advisory Council; (2) notify the State Historic Preservation Officer of this request; (3) prepare a preliminary case report; and (4) proceed with the consultation process set forth in 36 CFR 800.5.

(f) *Preliminary case report.* Upon requesting the comments of the Advisory Council, the Agency Official shall provide the Executive Director and the State Historic Preservation Officer with a preliminary case report, containing all relevant information concerning the undertaking. The Agency Official shall obtain such information and material from any appli-

cant, grants or other beneficiary involved in the undertaking as may be required for the proper evaluation of the undertaking, its effects, and alternate courses of action.

800.5 *Consultation process.*—(a) *Response to request for comments.* Upon receipt of a request for Advisory Council comments pursuant to 36 CFR 800.4(e), the Executive Director shall acknowledge the request and shall initiate the consultation process.

(b) *On-site inspection.* At the request of the Agency Official, the State Historic Preservation Officer, or the Executive Director, the Agency Official shall conduct an on-site inspection with the Executive Director, the State Historic Preservation Officer and such other representatives of national, State, or local units of government and public and private organizations that the consulting parties deem appropriate.

(c) *Public information meeting.* At the request of the Agency Official, the State Historic Preservation Officer, or the Executive Director, the Executive Director shall conduct a meeting open to the public, where representatives of national, State, or local units of government, representatives of public or private organizations, and interested citizens can receive information and express their views on the undertaking, its effects on historic and cultural properties, and alternate courses of action. The Agency Official shall provide adequate facilities for the meeting and shall afford appropriate notice to the public in advance of the meeting.

(d) *Consideration of alternatives.* Upon review of the pending case and subsequent to any on-site inspection and any public information meeting, the Executive Director shall consult with the Agency Official and State Historic Preservation Officer to determine whether there is a feasible and prudent alternative to avoid or satisfactorily mitigate any adverse effect.

(e) *Avoidance of adverse effect.* If the Agency Official, the State Historic Preservation Officer, and the Executive Director select and unanimously agree upon a feasible and prudent alternative to avoid the adverse effect of the undertaking, they shall execute a Memorandum of Agreement acknowledging avoidance of adverse effect. This document shall be forwarded to the Chairman for review pursuant to 36 CFR 800.6(a).

(f) *Mitigation of adverse effect.* If the consulting parties are unable to unanimously agree upon a feasible and prudent alternative to avoid any adverse effect, the Executive Director shall consult with the Agency Official and the State Historic Preservation Officer to determine whether there is a feasible and prudent alternative to satisfactorily mitigate the adverse effect of the undertaking. Upon finding and unanimously agreeing to such an alternative, they shall execute a Memorandum of Agreement acknowledging satisfactory mitigation of adverse effect. This document shall be forwarded to the Chairman for review pursuant to 36 CFR 800.6(a).



(g) *Memorandum of Agreement.* It shall be the responsibility of the Executive Director to prepare each Memorandum of Agreement required under these procedures. In preparation of such a document the Executive Director may request the Agency Official to prepare a proposal for inclusion in the Memorandum, detailing actions to be taken to avoid or mitigate the adverse effect.

(h) *Failure to avoid or mitigate adverse effect.* Upon the failure of consulting parties to find and unanimously agree upon a feasible and prudent alternative to avoid or satisfactorily mitigate the adverse effect, the Executive Director shall request the Chairman to schedule the undertaking for consideration at the next Council meeting and notify the Agency Official of the request. Upon notification of the request, the Agency Official shall delay further processing of the undertaking until the Council has transmitted its comments or the Chairman has given notice that the undertaking will not be considered at a Council meeting.

**800.6 Council procedures—(a) Review of Memorandum of Agreement.** Upon receipt of a Memorandum of Agreement acknowledging avoidance of adverse effect or satisfactory mitigation of adverse effect, the Chairman shall institute a 30-day review period. Unless the Chairman shall notify the Agency Official that the matter has been placed on the agenda for consideration at a Council meeting, the memorandum shall become final: (1) Upon the expiration of the 30-day review period with no action taken; or (2) when signed by the Chairman. Memoranda duly executed in accordance with these procedures shall constitute the comments of the Advisory Council. Notice of executed Memoranda of Agreement shall be published in the *FEDERAL REGISTER* monthly.

(b) *Response to request for consideration at Council meeting.* Upon receipt of a request from the Executive Director for consideration of the proposed undertaking at a Council meeting, the Chairman shall determine whether or not the undertaking will be considered and notify the Agency Official of his decision. To assist the Chairman in this determination, the Agency Official and the State Historic Preservation Officer shall provide such reports and information as may be required. If the Chairman decides against consideration at a Council meeting, he will submit a written summary of the undertaking and his decision to each member of the Council. If any member of the Council notes an objection to the decision within 15 days of the Chairman's decision, the undertaking will be scheduled for consideration at a Council meeting. If the Council members have no objection, the Chairman shall notify the Agency Official at the end of the 15-day period that the undertaking may proceed.

(c) *Decision to consider the undertaking.* Upon determination that the Council will consider an undertaking, the Chairman shall: (1) Schedule the matter for consideration at a regular meet-

ing no less than 60 days from the date the request was received, or in exceptional cases, schedule the matter for consideration in an unassembled or special meeting; (2) notify the Agency Official and the State Historic Preservation Officer of the date on which comments will be considered; and (3) authorize the Executive Director to prepare a case report.

(d) *Content of the case report.* For purposes of arriving at comments, the Advisory Council prescribes that certain reports be made available to it and accepts reports and statements from other interested parties. Specific informational requirements are enumerated below. Generally, the requirements represent an explication or elaboration of principles contained in the Criteria of Effect and in the Criteria of Adverse Effect. The Council notes, however, that the Act recognizes historical and cultural resources should be preserved "as a living part of our community life and development." Consequently, in arriving at final comments, the Council considers those elements in an undertaking that have relevance beyond historical and cultural concerns. To assist it in weighing the public interest, the Council welcomes information not only bearing upon physical, sensory, or esthetic effects but also information concerning economic, social, and other benefits or detriments that will result from the undertaking.

(e) *Elements of the case report.* The report on which the Council relies for comment shall consist of:

(1) A report from the Executive Director to include a verification of the legal and historical status of the property; an assessment of the historical, architectural, archeological, or cultural significance of the property; a statement indicating the special value of features to be most affected by the undertaking; an evaluation of the total effect of the undertaking upon the property; a critical review of any known feasible and prudent alternatives; and recommendations to remove or mitigate the adverse effect;

(2) A report from the Agency Official requesting comment to include a general discussion and chronology of the proposed undertaking; when appropriate, an account of the steps taken to comply with section 102(2)(A) of the National Environmental Policy Act of 1969 (83 Stat. 852, 42 U.S.C. 4321): an evaluation of the effect of the undertaking upon the property, with particular reference to the impact on the historic, architectural, archeological and cultural values; steps taken or proposed by the agency to take into account, avoid, or mitigate adverse effects of the undertaking; a thorough discussion of alternate courses of action; and, if applicable and available, a copy of the draft environmental statement prepared in compliance with section 102(2)(C) of the National Environmental Policy Act of 1969;

(3) A report from any other Federal agency having under consideration an undertaking that will concurrently or ultimately affect the property, includ-

ing a general description and chronology of that undertaking and discussion of the relation between that undertaking and the undertaking being considered by the Council;

(4) A report from the State Historic Preservation Officer to include an assessment of the significance of the property; an identification of features of special value; and evaluation of the effect of the undertaking upon the property and its specific components; an evaluation of known alternate courses of action; a discussion of present or proposed participation of State and local agencies or organizations in preserving or assisting in preserving the property; an indication of the support or opposition of units of government and public and private agencies and organizations within the State; and the recommendations of his office;

(5) A report by an applicant or potential recipient when the Council considers comments upon an application for a contract, grant, subsidy, loan, or other form of funding assistance, or an application for a Federal lease, permit, license, certificate, or other entitlement for use. Arrangements for the submission and presentation of reports by applicants or potential recipients shall be made through the Agency Official having jurisdiction in the matter; and

(6) Other pertinent reports, statements, correspondence, transcripts, minutes, and documents received by the Council from any and all parties, public or private. Reports submitted pursuant to this section should be received by the Council at least two weeks prior to a Council meeting.

(f) *Coordination of case reports and statements.* In considerations involving more than one Federal department, either directly or indirectly, the Agency Official requesting comment shall act as a coordinator in arranging for a full assessment and discussion of all interdepartmental facets of the problem and prepare a record of such coordination to be made available to the Council. At the request of the Council, the State Historic Preservation Officer shall notify appropriate governmental units and public and private organizations within the State of the pending consideration of the undertaking by the Council, and coordinate the presentation of written statements to the Council.

(g) *Council meetings.* The Council does not hold formal hearings to consider comments under these procedures. Two weeks notice shall be given, by publication in the *FEDERAL REGISTER*, of all meetings involving Council review of Federal undertakings in accordance with these procedures. Reports and statements will be presented to the Council in open session in accordance with a prearranged agenda. Regular meetings of the Council generally occur on the first Wednesday and Thursday of February, May, August, and November.

(h) *Oral statements to the Council.* A schedule shall provide for oral statements from the Executive Director; the referring Agency Official presently or potentially involved; the applicant or



potential recipient, when appropriate; the State Historic Preservation Officer; and representatives of national, State, or local units of government and public and private organizations. Parties wishing to make oral remarks shall submit written statements of position in advance to the Executive Director.

(i) *Comments by the Council.* The comments of the Council, issued after consideration of an undertaking at a Council meeting, shall take the form of a three-part statement, including an introduction, findings, and a conclusion. The statement shall include notice to the Agency Official of the report required under 36 CFR 800.6(j) of these procedures. Comments shall be made to the head of the Federal Agency requesting comment or having responsibility for the undertaking. Immediately thereafter, the comments of the Council will be forwarded to the President and the Congress as a special report under authority of section 202(b) of the Act and published as soon as possible in the FEDERAL REGISTER. Comments shall be available to the public upon receipt of the comments by the head of the Federal agency.

(j) *Report of agency action in response to Council comments.* When a final decision on the undertaking is reached by the Federal Agency, the Agency Official shall submit a written report to the Council containing a description of actions taken by the Federal Agency subsequent to the Council's comments; a description of actions taken by other parties pursuant to the actions of the Federal Agency; and the ultimate effect of such actions on the property involved. The Council may request supplementary reports if the nature of the undertaking requires them.

(k) *Record of the Council.* The records of the Council shall consist of a record of the proceedings at each meeting, the case report prepared by the Executive Director, and all other reports, statements, transcripts, correspondence, and documents received.

(l) *Continuing review jurisdiction.* When the Council has commented upon an undertaking pursuant to 36 CFR 800.6 such as a comprehensive or area-wide plan that by its nature requires subsequent action by the Federal Agency, the Council will consider its comments or approval to extend only to the undertaking as reviewed. The Agency Official shall ensure that subsequent action related to the undertaking is submitted to the Council for review in accordance with 36 CFR 800.4(e) of these procedures when that action is found to have an adverse effect on a property included in or eligible for inclusion in the National Register.

#### 800.7 Other powers of the Council—

(a) *Comment or report upon non-Federal undertaking.* The Council will exercise the broader advisory powers, vested by section 202(a)(1) of the Act, to recommend measures concerning a non-Federal undertaking that will adversely affect a property included in or

eligible for inclusion in the National Register; (1) Upon request from the President of the United States, the President of the U.S. Senate, or the Speaker of the House of Representatives, or (2) when agreed upon by a majority vote of the members of the Council.

(b) *Comment or report upon Federal undertaking in special circumstances.* The Council will exercise its authority to comment to Federal agencies in certain special situations even written notice that an undertaking will have an effect has not been received. For example, the Council may choose to comment in situations where an objection is made to a Federal agency finding of "no effect."

800.8 *Criteria of effect.* A Federal, federally assisted, or federally licensed undertaking shall be considered to have an effect on a National Register property or property eligible for inclusion in the National Register (districts, sites, buildings, structures, and objects, including their settings) when any condition of the undertaking causes or may cause any change, beneficial or adverse, in the quality of the historical, architectural, archeological, or cultural character that qualifies the property under the National Register Criteria.

800.9 *Criteria of adverse effect.* Generally, adverse effects occur under conditions which include but are not limited to:

(a) Destruction or alteration of all or part of a property;

(b) Isolation from or alteration of its surrounding environment;

(c) Introduction of visual, audible, or atmospheric elements that are out of character with the property or alter its setting;

(d) Transfer or sale of a federally owned property without adequate conditions or restrictions regarding preservation, maintenance, or use; and

(e) Neglect of a property resulting in its deterioration or destruction.

800.10 *National Register Criteria.* (a) "National Register Criteria" means the following criteria established by the Secretary of the Interior for use in evaluating and determining the eligibility of properties for listing in the National Register:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling and association and:

(1) That are associated with events that have made a significant contribution to the broad patterns of our history; or

(2) That are associated with the lives of persons significant in our past; or

(3) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

or

(4) That have yielded, or may be likely to yield, information important in prehistory or history.

(b) *Criteria considerations.* Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

(1) A religious property deriving primary significance from architectural or artistic distinction or historical importance;

(2) A building or structure removed from its original location but which is the surviving structure most importantly associated with a historic person or event;

(3) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life;

(4) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;

(5) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

(6) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

(7) A property achieving significance within the past 50 years if it is of exceptional importance.

# NATIONAL HISTORIC PRESERVATION ACT OF 1966

## AN ACT

To establish a program for the preservation of additional historic properties throughout the Nation, and for other purposes.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,

The Congress finds and declares -

- (a) that the spirit and direction of the Nation are founded upon and reflected in its historic past;
- (b) that the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people;
- (c) that, in the face of ever-increasing extensions of urban centers, highways and residential, commercial, and industrial developments, the present governmental and nongovernmental historic preservation programs and activities are inadequate to insure future generations a genuine opportunity to appreciate and enjoy the rich heritage of our Nation; and
- (d) that, although the major burdens of historic preservation have been borne and major efforts initiated by private agencies and individuals, and both should continue to play a vital role, it is nevertheless necessary and appropriate for the Federal Government to accelerate its historic preservation programs and activities, to give maximum encouragement to agencies and individuals undertaking preservation by private means, and to assist State and local governments and the National Trust for Historic Preservation in the United States to expand and accelerate their historic preservation programs and activities.

## TITLE I

SEC. 101 (a) The Secretary of the Interior is authorized -

- (1) to expand and maintain a national register of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, and culture, hereinafter referred to as the National Register, and to grant funds to States for the purpose of preparing comprehensive statewide historic surveys and plans, in accordance with criteria established by the Secretary, for the preservation, acquisition, and development of such properties;
- (2) to establish a program of matching grants-in-aid to States for projects having as their purpose the preservation for public benefit of properties that are significant in American history, architecture, archeology, and culture; and
- (3) to establish a program of matching grant-in-aid to the National Trust for Historic Preservation in the United States, chartered by act of Congress approved October 26, 1949 (63 Stat. 927), as amended, for the purpose of carrying out the responsibilities of the National Trust.

(b) As used in this Act -

- (1) the term "State" includes, in addition to the several States of the Union, the District of Columbia, the Commonwealth of Puerto Rico, the Virgin Islands, Guam and American Samoa.



(2) The term "project" means programs of State and local governments and other public bodies and private organizations and individuals for the acquisition of title or interests in, and for the development of, any district, site, building, structure, or object that is significant in American history, architecture, archeology, and culture, or property used in connection therewith, and for its development in order to assure the preservation for public benefit of any such historical properties.

(3) The term "historic preservation" includes the protection, rehabilitation, restoration, and reconstruction of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, or culture.

(4) The term "Secretary" means the Secretary of the Interior.

SEC. 102 (a) No grant may be made under this Act -

(1) unless application therefor is submitted to the Secretary in accordance with regulations and procedures prescribed by him;

(2) unless the application is in accordance with the comprehensive statewide historic preservation plan which has been approved by the Secretary after considering its relationship to the comprehensive statewide outdoor recreation plan prepared pursuant to the Land and Water Conservation Fund Act of 1965 (78 Stat. 897);

(3) for more than 50 per centum of the total cost involved, as determined by the Secretary and his determination shall be final;

(4) unless the grantee has agreed to make such reports, in such form and containing such information as the Secretary may from time to time require;

(5) unless the grantee has agreed to assume, after completion of the project, the total cost of the continued maintenance, repair, and administration of the property in a manner satisfactory to the Secretary; and

(6) until the grantee has complied with such further terms and conditions as the Secretary may deem necessary or advisable.

(b) The Secretary may in his discretion waive the requirements of subsection (a), paragraph (2) and (5) of this section for any grant under this Act to the National Trust for Historic Preservation in the United States, in which case a grant to the National Trust may include funds for the maintenance, repair, and administration of the property in a manner satisfactory to the Secretary.

(c) No State shall be permitted to utilize the value of real property obtained before the date of approval of this Act in meeting the remaining cost of a project for which a grant is made under this Act.

SEC. 103. (a) The amounts appropriated and made available for grants to the States for comprehensive statewide historic surveys and plans under this Act shall be apportioned among the States by the Secretary on the basis of needs as determined by him: Provided, however, that the amount granted to any one State shall not exceed 50 per centum of the total cost of the comprehensive statewide historic survey and plan for that State, as determined by the Secretary.

(b) The amounts appropriated and made available for grants to the States for projects under this Act for each fiscal year shall be apportioned among the States by the Secretary in accordance with needs as disclosed in approved statewide historic preservation plans.

The Secretary shall notify each State of its apportionment, and the amounts thereof shall be available thereafter for payment to such State for

projects in accordance with the provisions of this Act. Any amount of any apportionment that has not been paid or obligated by the Secretary during the fiscal year in which such notification is given, and for two fiscal years thereafter, shall be reapportioned by the Secretary in accordance with this subsection.

SEC. 104. (a) No grant may be made by the Secretary for or on account of any survey or project under this Act with respect to which financial assistance has been given or promised under any other Federal program or activity, and no financial assistance may be given under any other Federal program or activity for or on account of any survey or project with respect to which assistance has been given or promised under this Act.

(b) In order to assure consistency in policies and actions under this Act with other related Federal programs and activities, and to assure coordination of the planning acquisition, and development assistance to States under this Act with other related Federal programs and activities, the President may issue such regulations with respect thereto as he deems desirable, and such assistance may be provided only in accordance with such regulations.

SEC. 105. The beneficiary of assistance under this Act shall keep such records as the Secretary shall prescribe, including records which fully disclose the disposition by the beneficiary of the proceeds of such assistance, the total cost of the project or undertaking in connection with which such assistance is given or used, and the amount and nature of that portion of the cost of the project or undertaking supplied by other sources, and such other records as will facilitate an effective audit.

SEC. 106. The head of any Federal agency having direct or indirect jurisdiction over a proposed Federal or federally assisted undertaking in any State and the head of any Federal department or independent agency having authority to license any undertaking shall, prior to the approval of the expenditure of any Federal funds on the undertaking or prior to the issuance of any license, as the case may be, take into account the effect of the undertaking on any district, site, building, structure, or object that is included in the National Register. The head of any such Federal agency shall afford the Advisory Council on Historic Preservation established under title II of this Act a reasonable opportunity to comment with regard to such undertaking.

SEC. 107. Nothing in this Act shall be construed to be applicable to the White House and its grounds, the Supreme Court building and its grounds, or the United States Capitol and its related buildings and grounds.

SEC. 108. There are authorized to be appropriated not to exceed \$2,000,000 to carry out the provisions of this Act for the fiscal year 1967, and not more than \$10,000,000 for each of the three succeeding fiscal years. Such appropriations shall be available for the financial assistance authorized by this title and for the administrative expenses of the Secretary in connection therewith, and shall remain available until expended.



## EXECUTIVE ORDER 11593

By virtue of the authority vested in me as President of the United States and in furtherance of the purposes and policies of the National Environmental Policy Act of 1969 (83 Stat. 852, 42 U.S.C. 4321 et seq.), the National Historic Preservation Act of 1966 (80 Stat. 915, 16 U.S.C. 470 et seq.), the Historic Sites Act of 1935 (49 Stat. 666, 16 U.S.C. 461 et seq.), and the Antiquities Act of 1906 (34 Stat. 225, 16 U.S.C. 431 et seq.), it is ordered as follows:

Section 1. Policy. The Federal Government shall provide leadership in preserving, restoring and maintaining the historic and cultural environment of the Nation. Agencies of the executive branch of the Government (hereinafter referred to as "Federal agencies") shall (1) administer the cultural properties under their control in a spirit of stewardship and trusteeship for future generations, (2) initiate measures necessary to direct their policies, plans and programs in such a way that federally owned sites, structures, and objects of historical, architectural or archaeological significance are preserved, restored and maintained for the inspiration and benefit of the people, and (3), in consultation with the Advisory Council on Historic Preservation (16 U.S.C. 470i), institute procedures to assure that Federal plans and programs contribute to the preservation and enhancement of non-federally owned sites, structures and objects of historical, architectural or archaeological significance.

Sec. 2. Responsibilities of Federal agencies. Consonant with the provisions of the acts cited in the first paragraph of this order, the heads of Federal agencies shall:

(a) no later than July 1, 1973, with the advice of the Secretary of the Interior, and in cooperation with the liaison officer for historic preservation for the State or territory involved, locate, inventory, and nominate to the Secretary of the Interior all sites, buildings, districts, and objects under their jurisdiction or control that appear to qualify for listing on the National Register of Historic Places.

(b) exercise caution during the interim period until inventories and evaluations required by subsection (a) are completed to assure that any federally owned property that might qualify for nomination is not inadvertently transferred, sold, demolished or substantially altered. The agency head shall refer any questionable actions to the Secretary of the Interior for an opinion respecting the property's eligibility for inclusion on the National Register of Historic Places. The Secretary shall consult with the liaison officer for historic preservation for the State or territory involved in arriving at his opinion. Where, after a reasonable period in which to review and evaluate the property, the Secretary determines that the property is likely to meet the criteria prescribed for listing on the National Register of Historic Places, the Federal agency head shall reconsider the proposal in light of national environmental and preservation policy. Where, after such reconsideration, the Federal agency head proposes to transfer, sell, demolish or substantially alter the property he shall not act with respect to the property until the Advisory Council on Historic Preservation shall have been provided an opportunity to comment on the proposal.



(c) initiate measures to assure that where as a result of Federal action or assistance a property listed on the National Register of Historic Places is to be substantially altered or demolished, timely steps be taken to make or have made records, including measured drawings, photographs, and maps, of the property, and that copy of such records then be deposited in the Library of Congress as part of the Historic American Buildings Survey or Historic American Engineering Record for future use and reference. Agencies may call on the Department of the Interior for advice and technical assistance in the completion of the above records.

(d) initiate measures and procedures to provide for the maintenance, through preservation, rehabilitation, or restoration, of federally owned and registered sites at professional standards prescribed by the Secretary of the Interior.

(e) submit procedures required pursuant to subsection (d), to the Secretary of the Interior and to the Advisory Council on Historic Preservation no later than January 1, 1972, and annually thereafter, for review and comment.

(f) cooperate with purchasers and transferees of a property listed on the National Register of Historic Places in the development of viable plans to use such property in a manner compatible with preservation objectives and which does not result in an unreasonable economic burden to public or private interests.

### Sec. 3. Responsibilities of the Secretary of the Interior.

The Secretary of the Interior shall:

(a) encourage State and local historic preservation officials to evaluate and survey federally owned historic properties and, where appropriate, to nominate such properties for listing on the National Register of Historic Places.

(b) develop criteria and procedures to be applied by Federal agencies in the reviews and nominations required by section 2(a). Such criteria and procedures shall be developed in consultation with the affected agencies.

(c) expedite action upon nominations to the National Register of Historic Places concerning federally owned properties proposed for sale, transfer, demolition or substantial alteration.

(d) encourage State and Territorial liaison officers for historic preservation to furnish information upon request to Federal agencies regarding their properties which have been evaluated with respect to historic, architectural or archaeological significance and which as a result of such evaluations have not been found suitable for listing on the National Register of Historic Places.

(e) develop and make available to Federal agencies and State and local governments information concerning professional methods and techniques for preserving, improving, restoring and maintaining historic properties.

(f) advise Federal agencies in the evaluation, identification, preservation, improvement, restoration and maintenance of historic properties.

(g) review and evaluate the plans of transferees of surplus Federal properties transferred for historic monument purposes to assure that the historic character of such properties is preserved in rehabilitation,

restoration, improvement, maintenance and repair of such properties.

(h) review and comment upon Federal agency procedures submitted pursuant to section 2(e) of this order.

RICHARD NIXON

THE WHITE HOUSE,

May 13, 1971.

## NATIONAL REGISTER CRITERIA OF EVALUATION

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history; or
2. That are associated with the lives of persons significant in our past; or
3. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. That have yielded, or may be likely to yield, information important in prehistory or history.

*Criteria considerations.* Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

(a) A religious property depriving primary significance from architectural or artistic distinction or historical importance.

(b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event.

(c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.

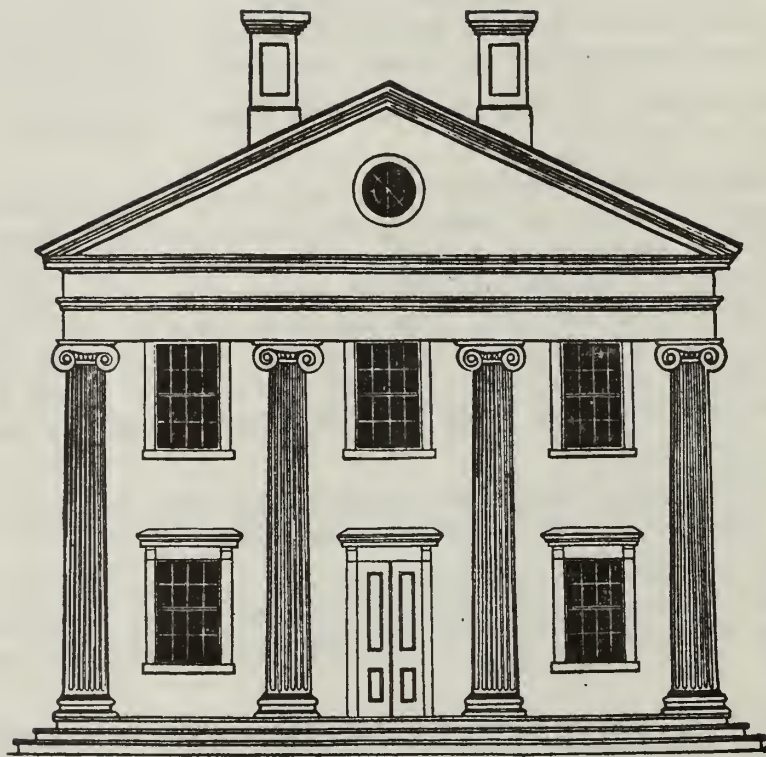
(d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

(e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived.

(f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance.

(g) A property achieving significance within the past 50 years if it is of exceptional importance.





*Westfield State Normal School, Westfield, c. 1848.*



